**Development Management – Delegated Officer Report** **Date; 16/07/21**

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| **Application Number** | **AWDM/0668/21** |
| **Address** | **The Old Rectory 10 St Julian's Lane Shoreham-by-Sea West Sussex BN43 6YS** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Ash tree in the Kingston Buci Conservation Area.** |

**Date of site visit:** 17/06/21

**Neighbours checked: Y**
**Additional neighbour notifications: N**
**Site notice: (wider publicity / conservation area): Y**

**Proposal, Site and Surroundings**

The application refers to a large early mature Ash located near the centre of the western boundary wall adjacent to the footpath of St Julian's Lane. The tree is a part of a group of trees that are prominent to the street scene and that make a significant contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests of safety, and amenity value.

**Consultations:** Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

**Representations:** None received.

**Relevant Planning History**

1977: The Kingston Buci Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by Adur District Council on the 13th April 1977.

2008: Reduction and re-shaping works to sycamore, lime and ash trees (6 weeks prior notification)

2011: 6 weeks prior notification of works to trees in a Conservation Area (including felling conifer and crown lifting lime in front garden and works to 4 trees at rear)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres crown thin by up to 20% and reduce lower lateral limbs to clear adjacent tree by up 0.5 -1 metre on two Sycamore trees G1, crown lift up to 5 metres and thin up to 20% one Sycamore and one Ash of group G2, crown lift up to 5 metres and crown thin up to 10-15% one Sycamore T3, crown thin up to 20% and remove two selected branches to the south side on one Sycamore T4, to clear epicormic growth up to 7 metres on one Sycamore T5, and to crown lift up to 5 metres one Lime tree T6 in the Kingston Buci Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and spread by up to 0.5 metres, and remove one limb over adjacent Dove House, on two Sycamore trees, to reduce crown height and spread by up to 1 to 1.5 metres, and remove one limb close to gate on one Bay tree the Kingston Buci Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to reduce / trim height and spread by up to 0.5 to 1 metre one Bay T1 and one Strawberry tree T2; to crown lift up to 6 metres one Ash T3 and one Sycamore T7; to reduce height and radial spread by up to 3 metres two Sycamore T6 and T7; and to crown lift to clear building and neighbouring trees by up to 2 metres, one Lime tree T9 in the Kingston Buci Conservation Area.

**Planning Assessment**

The Ash tree is a large early mature growing is growing in a wide border toward the western end of the rear garden, adjacent to the tall flint boundary wall to St Julian's Lane. The tree is prominent to the area, and can be seen from many views.

The tree has a relatively slender single stem to 8 metres, where it first divides with the first lateral emerging at 7 metres. The base of the stem has a large deep cavity to the southwest, and has lost significant amounts of bark, despite the crown remaining dense and wide spread with some lower hanging laterals.

The proposed works are to fell and replace the tree, due to compromising damage to the lower main stem.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the Kingston Buci Conservation Area will be compensated with the provision of a replacement tree.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 16/07/21

Authorised by: PB Date: 16/7/21