Development Management – Delegated Officer Report **Date; 15/12/21**

Application Number	**AWDM/1924/21**
Address	**28 Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres, to previous points one Holm Oak tree T1 in the Shoreham Conservation Area.**

Date of site visit: 27/10/21

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

Proposal, Site and Surroundings

The application refers to a single Holm Oak tree in the rear/side garden. The tree is in the southwest corner of the garden which is raised above the level of the road, with retaining walls to the north and south adjacent to a Public Footpath and the pavement of Mill Lane.

The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height.

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

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

Representations: None received.

Relevant Planning History

1971: Extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

1994: Adur Tree Preservation order Number 13.53/4/94(SU) of 1994 confirmed on 24/12/1994.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread and crown height by up to 1 to 2 metres one Holm Oak tree T1 in the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to pollard to 3m stump 1 Sycamore (T1), fell to ground level 2 medium Western Red Cedars (T2 and T3) within the Shoreham Conservation Area.

2018: Application for consent under Adur Tree Preservation Order No. 13.53/4/94/(SU) to crown lift up to 5m and prune back overhanging branches on west side of one Sycamore tree (T2).

2019: Section 211 Notice under the Town & Country Planning Act 1990 to reduce height by 2m and reduction of radial growth by 2m of one Holm Oak in the south-west corner part of the Shoreham Conservation Area.

2018: Application for consent under Adur Tree Preservation Order No. 13.53/4/94/(SU) to crown lift up to 5m, crown thin by 10%, reduce height by 2-2.5m and reduce radial growth by 2-2.5m to one Sycamore tree (T2) (T1 shown on plan).

Planning Assessment

The tree is a small to medium sized mature growing in the raised peninsular of the rear or side garden. The tree has a single stem to 1.5 metres that divides widely with two main stems angled away from each other. Both stems break into the main dense bushy crown at 3 metres. The tree appears to have been repeatedly reduced to form a tight domed crown.

The proposed works are to continue with this management regime, by reducing crown height by up to 2 metres, to previous points.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/12/2021

Authorised by: PB Date: 15/12/21