Development Management – Delegated Officer Report **Date; 25/09/13**

Application Number **AWDM/0967/13**

Site Address; **Home Haven Court Swiss Gardens Shoreham-by-Sea BN43 5WH**

Proposal **Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to reduce radial spread by up to 3 metres on Eastside to clear neighbouring property, reduce radial spread by up to 2 metres on all other aspects of crown, and reduce height by up to 2 metres on one Sycamore tree of group G1**

Date of site visit: 11/07/13

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

Proposal, Site and Surroundings

The application refers to one tall Sycamore tree on the Eastside of the grounds of Home Haven Court. Following recent works the owner of 4 Swiss Gardens had concerns that some trees were still overhanging the roof of his property, and likely to encroach further. The works are to abate nuisance to No.4 Swiss Gardens.

Consent is sought to reduce radial spread of the crown on the East side by up to 3 metres, reduce radial spread on the remainder of the crown by up to 2 metres and to reduce the height by up to 2 metres. This is to abate nuisance from overhanging branches and for general safety reasons.

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

Consultations: The Parks Special Services Manager supports the proposed works.

Representations: None received.

Relevant Planning History

1972: Shoreham-by-Sea Urban District Council Tree Preservation order Number 162/6/72(SU) confirmed on 19/12/1972.
1995: Works To Trees Subject To T.P.O. 162/6/72 (Su) | Homehaven Court Swiss Gardens Shoreham-By-Sea. Application Permitted.
1996: Works on Trees Protected Under T.P.O. 162/6/72 (Su) Application Permitted
2004: Works to Trees Protected Under Tpo 162/6/72(Su) | Application Permitted
2003: Felling of 2 Sycamore Trees Subject To Tpo (162/6/72/Su) Application Permitted
2003: Crown Reduction of Ash Tree, Pollarding of Poplar, & Crown Lifting And Removal of Limbs of Sycamore (Tpo 162/6/72/Su) Status: Application Permitted.
2004: Works to Trees Protected Under Tpo 162/6/72(Su) Application Permitted
2006: Crown thin Ash tree (by 20%) and remove 2 lower limbs of Yew tree (subject to TPO 162/6/72/SU) Application Permitted

2008: Remove 2 lower limbs of Sycamore T1 overhanging SE boundary (TPO 162/6/72/SU) Application Permitted
2010: Works to beech, Sycamore and poplar trees and felling of poplar (TPO 162/6/72/SU) Application Permitted
2013: Application for consent under Tree Preservation Order No. 162/6/72 (SU) to fell 2 Poplar trees and replant with 2 Silver Birch; and to undertake selective pruning surgery to 12 Sycamore, 4 Ash, 3 Horse Chestnut, 2 Beech, 2 Hawthorn, 1 Cherry, 1 Elder, 1 Hornbeam, 1 Maple and 1 Yew tree. Status: Application Permitted
2013: Application to fell one Sycamore tree of group G1 and to crown lift up to 4 metres and reduce radial spread to clear property by up to 2 metres one Ash tree of group G1 Split Decision: Refuse felling of Sycamore tree of group G1.

Planning Assessment

The Sycamore tree is a large mature tree and has a measured height of 15.6. The tree is part of an extensive Tree Preservation Order that covers around 90 of the trees onsite.

The Sycamore tree is around 50 years old. The tree consists of three main stems that emerge from ground level, and are clear to the crown break at around 8 metres. Concern was expressed over the area of decay at the base of this tree. This was examined and agreed between Officers to be sufficiently calloused over, and separate from the main stems so as not to be compromising to the structure of the tree. The proposed works will help to contain the size of the tree with distracting from its amenity value.

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 the appearance, health or the amenity value of the tree.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, and carried out within two years from the date of consent, and in accordance with the British Standard BS 3998: 2010 Tree Work

   Reason: in the interest of visual amenity

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 25/09/2013

Authorised by: PD Date: 21.10.13