Development Management – Delegated Officer Report **Date; 05/09/2024**

Application Number	**AWDM/0909/24**
Address	**Street Record Coral Close Shoreham-by-Sea West Sussex**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/2/93(Su) of 1993 to reduce crown height and radial spread by up to 3 metres two Horse Chestnut trees T20 and T23.**

Date of site visit: 18/07/24

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

Proposal, Site and Surroundings
The application refers to two large mature Horse Chestnut trees that were protected prior to the building of the Southlands development. The trees are located on grass verges between numbers 4 and 6 and 12 and 15 Coral Close, either side of the Cul de sac of the un-adopted road. The trees are two of a number of established prominent trees that are a part of the street scene and make a significant contribution to the character and visual amenities of the Southlands Conservation Area.

Consent is sought to reduce crown height and radial spread by up to 3 metres both trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1993: Adur District Council Tree Preservation order 13.53-2-93 (SU) of 1993 confirmed on 22/12/1993.

1993: The Southlands Conservation Area was designated in 1993 and encompasses 1.4 hectares of the north-west corner of the Southlands Hospital site.

2015: Application for consent under Adur Tree Preservation Order 2 of 1993: 13.53/2/93 (SU) to fell and replace one Horse Chestnut tree T14 and to pollard at 6 metres one Horse Chestnut tree T15.

2017: Application for consent under Adur Tree Preservation Order No.2 of 1993: 13.53/2/93 (SU) to crown lift up to 4 metres, reduce radial spread by 1.5 to 2.5 metres and remove epicormic growth on two Horse Chestnut trees T17 & T18, to crown lift up to 4 metres two Horse Chestnut trees T9 & T19 to crown lift up to 4 metres, reduce crown height 3 to 4 metres, reduce radial spread by 1.5 to 2.5 metres remove epicormic growth and prune to clear lamp by up to 0.5 metres one Horse Chestnut tree T10, to reduce crown height 2.5 to 3.5 metres reduce radial spread by 1.5 to 2.5 metres and remove epicormic growth two Horse Chestnut trees T11 & T13, and to crown lift up to 3 metres and remove epicormic growth on one Horse Chestnut tree T16.

2017: Application for consent under Adur Tree Preservation Order No.2 of 1993: 13.53/2/93 (SU) to reduce height and radial spread by 3 metres crown thin up to 15% and remove dead and dying wood from one Horse Chestnut tree T23.

Planning Assessment
The trees are two large mature Horse Chestnuts growing on small grass verges adjacent to the two turning areas at the Southern end of Coral Close. The trees are the last two of an original six trees to be retained as part of the development. The trees are prominent to the area, and can be seen from many views. The trees are:

Horse Chestnut tree T20
This tree is to the Western side, and has a large diameter single stem to 3 metres where it then divides into several large secondary stems that form a tight array. There is some epicormic growth from 2 metres with the first significant laterals emerging from 6 metres. The main crown is dense and wide spread with some lower hanging foliage.

Horse Chestnut tree T23
The Eastern side Horse Chestnut tree T23 has a large single stem to 2 to 2.25 metres where it then divides into two main stems, which each begin to divide again from 4 metres. The first laterals emerge from 4 metres, with some being slightly over extended to the South. The main crown is dense and wide spread.

The proposed works for both trees are to reduce crown height and radial spread by up to 3 metres. The works are to contain the size and spread of the trees and allow more light and air to pass around the crowns.

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

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 05/09/2024

Authorised by: PB Date: 5/9/24