Development Management – Delegated Officer Report **Date; 06/11/15**

Application Number	**AWDM/1443/15**
Address	**Orchard Cottage The Street Shoreham-by-Sea BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 2 metres one Cherry tree T1, reduce crown height by up to 2 metres one Rowan tree T2, reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre on two Silver Birch trees T3 and T4, reduce to clear building by up to 2 metres one Silver Birch tree T6, fell one Cypress tree T5 and carry out remedial works to recent pruning of one Eucalyptus tree T7 in the Old Shoreham Conservation Area.**

Date of site visit: 27/10/15

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

Proposal, Site and Surroundings

The application refers to two trees in the front garden and five in the rear garden of Orchard Cottage The Street. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area. Consent is sought to carry out reductions in height and spread, to tidy previous works and to remove one tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1975: The Old Shoreham 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 the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

Planning Assessment

The trees are mostly small early matures growing in the front and rear gardens of the property. The front garden trees make the most significant contribution to the area, the rear garden trees being generally less visible.

The front garden trees are;

Cherry T1
A small mature ornamental Cherry growing in the front garden of the property. The tree is single stemmed to 1 metre, where it then divides into several large scaffold limbs. The main crown is open and wide spread, with secondary branches forming the longest most extended parts of the crown. The proposed works for this tree are to reduce the crown height and radial spread by up to 2 metres; this is to maintain the size and spread of the tree.

Rowan T2
A younger more recently planted tree growing adjacent to the north wall of the Old Shoreham Farm, (The Byre 2, The Street). The Rowan is single stemmed to 2 metres where the crown breaks into multiple slender stems, with no central leader. The main crown is mostly upright with some lower hanging over arched secondary branches. The proposed works to this tree are to reduce height by up to 2 metres. This is due to concerns of the trees proximity to the neighbouring building.

The rear garden trees are;

Silver Birch tree T3
This tree is in the western end of the rear garden, close to the main house. The tree is single stemmed to 4 metres; it then has twin co-dominant stems, each of which has been reduced at 8 metres. This has formed a slightly top heavy bushy crown. The tree has lateral limbs from 2 metres, some of which are wide spreading.

Silver Birch tree T4
T4 is a tall relatively young tree, growing in the southwest corner adjacent to the northern wall of the listed building of Old Shoreham Farm, The Barn, 3 The Street. The tree is narrow slender, and tall, with moderate leaf cover to its few main branches.

The proposed works for Silver Birch trees T3 and T4 are to reduce the crown height and radial spread by up to 2 metres; this is to maintain the size and spread of the trees.

Cypress T5
This is a severely damaged low growing bright form Cypress tree, in a small raised border located centrally in the rear garden. The tree has been smothered with Ivy that has defoliated the upper crown. The proposed works are to remove damaged tree.

Silver Birch T6
This is a slightly older larger tree than T3 and T4 and is a Jacquemontii, or Snow Queen Birch, with a smoother bright white bark. The tree is single stemmed to 2.25 metres, with mostly upright slender stems from this point. The main crown is dense with some lower hanging secondary branches.
The proposed works for this tree are to prune to give clearance of up to the neighbouring building of up to 2 metres, so as to abating any possible nuisance.

Eucalyptus T7
Single stemmed tree to 2 metres, where it then becomes multi-stemmed. The main crown is dense with minimal wide or low branch work. The proposed works are to tidy the tree removing stumped ends and wayward small branches.

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 Old Shoreham Conservation Area.

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: 06/11/2015

Authorised by: PD Date: 11.11.15