Development Management – Delegated Officer Report **Date; 17/03/15**

Application Number	**AWDM/0160/15**
Address	**7 Mill Lane Shoreham-By-Sea BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce one Eucalyptus tree by 50% from 12m to 6m and fell one Leylandii tree within Shoreham Conservation Area.**

Date of site visit: 17/02/15

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 of 7 Mill Lane Shoreham. The trees are two of a group, which is part of in the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce one Eucalyptus tree by up to 6 metres, and to fell one Leylandii tree.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.
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Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

2010: 6 weeks prior notice of works to 3 trees (holly, eucalyptus and conifer) in front garden and 3 conifers in rear garden in Conservation Area

Planning Assessment

The trees are two medium to large early matures that are both still vigorously growing. The trees are part of a group of trees along the boundary of 7 Mill Lane and the public highway.

The trees are;

T1 Eucalyptus
The Eucalyptus is a large twin stemmed tree that is still developing, although its shape and spread has been affected by the adjacent Leylandii tree T2. The Eucalyptus has foliage from 3 metres with a dense crown that has several heavily laden over extended limbs growing toward its eastside. The proposed works are to reduce the height and radial spread of the tree by up to 5 – 6 metres (50%) to address future problems of over extended limbs and to re-shape the tree.

T2 Leylandii
This is a single stemmed tree with a relatively narrow compact crown. The tree is currently 15 metres high, with a defined leading stem. The tree has foliage from 2 metres, and a dense crown to the tip. The proposal is to fell this tree to allow future development of the adjacent Eucalyptus. It is reasonable to assume that one of the two trees will need to be removed, due to their close proximity, as both trees have the potential to grow much larger than their current size in a relatively short time. Neither tree is of a species that is particularly important to the area, however the Eucalyptus, as a broad leaf will respond better to reduction and other future maintenance works, than the Leylandii.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees in the area and would not significantly or adversely affect the character or amenity value of this part of the 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: 17/03/2015

Authorised by: PD Date: 23.3.15