Development Management – Delegated Officer Report **Date; 19/03/14**

Application Number **AWDM/0140/14**

Site Address: **11 Tarmount Lane Shoreham-by-Sea**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to fell one Pine tree in the Shoreham Conservation Area.**

Date of site visit: 18/02/14

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

Proposal, Site and Surroundings

The application refers to a single Pine tree in the front garden, which can be seen clearly from the public road.

Consent is sought to fell and replace with a standard Yew tree.

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

Consultations: None

Representations: One received from The Adur Town Centres and Street Scene Co-ordinator, objecting to the proposal on the basis that the tree provides a significant street scene feature in the area and its loss would be detrimental, and that there are few trees in Tarmount Lane / New Road area of Shoreham.

Relevant Planning History

1971: The Shoreham-by-Sea The Shoreham-by-Sea Conservation Area was originally 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.

Planning Assessment

The tree is a small mature tree with a single stem to around 1.2 metres. The tree has been reduced at some time in an attempt to contain its size; this has resulted in strong re-growth around the perimeter of the trees crown with no central leaders. As the tree has developed laterally it has become closer to the building, which due to the nature of Pines cannot be successfully cut back. There is also a considerable amount of dead or dying needles on the West side of the crown. This greatly restricts the options for future management of the tree as the crown expands toward the dwelling and into the foot path.

The proposal is to fell the existing Pine tree and replace with a standard Yew tree. This would be a more manageable tree for the limited space of the walled front garden.

These works in my opinion would be major in relation to the overall appearance of the area and the number of trees in this part of the Shoreham Conservation Area. However the existing tree is unsustainable in its present form, and therefore has a limited life span.

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?

Yes – representation requesting tree be retained. It is agreed that it will be a loss to area, but it would be possible for it to be retained in its present form. I do not think that this tree meets the criteria for a TPO, which is the way in which its removal can be prevented.

The owners have stated that they will replace the tree with a Yew, which can be maintained in terms of width and height, and will provide a suitable replacement.

Case Officer: JDS Date: 19/03/2014

Authorised by: PD Date: 19.3.14