Development Management – Delegated Officer Report **Date; 15/04/16**

Application Number **AWDM/0263/16**

Site Address: **The Walled Garden Middle Street Shoreham-by-Sea BN43 5DP**

Proposal: **Application for consent under Adur Tree Preservation Order No.162/2/70 (SU) of 1970 to re-pollard nine Sycamore trees T3 T5 T9 and T11 – T16, and to re-pollard one Horse Chestnut tree T8.**

Date of site visit: 13/04/16

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

Proposal, Site and Surroundings

The application refers to nine Sycamore trees and one Horse Chestnut in the garden grounds of 21 Middle Street. The property has the main building in the centre of the grounds with landscaped garden on all sides. 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 Shoreham Conservation Area.

Consent is sought to re-pollard all ten 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

1971: Extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council ON 23RD November 1993. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

1970: The Shoreham-By-Sea Urban District Council (St. Johns, John Street, Shoreham) Tree Preservation Order made by the District Council on 9th JULY 1970 and confirmed as unopposed by district council on 12th March 1971.

1998: Pruning of Sycamore Trees And Chestnut Tree (Tpo 162/2/70/Su)

1999: Pruning of 2 Sycamore Trees (Subject To Tpo 162/2/70/Su)

2000: Reduction In Overall Height (By 30%) 0F 2 Sycamore Trees (Subject To Tpo 162/2/70/Su)

2005: Felling Of Holly and Bay Tree (Subject To Tpo 162/2/70/Su)

2007: Fell 2 elder trees, pollard row of ash, sycamore and chestnut trees along E boundary, raise canopy of lime over road, cut back privet and hazel, and remove overhang of pollarded trees on S side (TPO 162/2/70 SU)

2009: Removal of lower limbs of Field Maple (No.27) and cutting back of Willow (No.21) to boundary (6 weeks prior notification of works to trees in Conservation Area)

2011: Various works to 12 trees in Conservation Area and subject to TPO 162/2/70 (SU)

2016: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Ash tree in the Shoreham Conservation Area.

Planning Assessment

The application refers to 10 mature and over matures trees of various sizes growing along the eastern and southern boundaries. The largest trees are adjacent to Middle Street, including the Horse Chest T8. All of the trees have been repeatedly pollarded, which has lapsed in the last 10 to 15 years. This has resulted in some of the larger trees having large over extended main stems.

The sycamore trees T3 T5 & T9, and Horse Chest T8, are all adjacent to Middle Street Shoreham-by-Sea, and are the most visible. These trees have single stems to 3 metres that then divide into 3 to 4 main stems which have each been pollarded at 5 to 6 metres.

The Sycamore trees T11 to T16 are significantly smaller trees. These trees are mostly over matures that are in decline, with many cavities and areas of decay, These trees also have less re-growth since the last pollard.

The proposed works are to re-pollard all ten trees. This is to re-establish the previous management regime and to prolong the life expectancy of the trees.

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 the appearance, or the amenity value of the trees.

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 its appearance, or amenity value, or its contribution to the character of the Conservation area

These works in my opinion will be large in relation to the overall size and form of the trees and a significant amount of reduction will take place. However the affect on the trees appearance will not be detrimental as the result will be to improve their amenity value and contribution to the character 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: 15/04/2016

Authorised by: PD Date: 15.4.16