**Development Management – Delegated Officer Report** **Date; 11/09/2024**

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| **Application Number** | **AWDM/0910/24** |
| **Address** | **St Pauls Lodge 2 - 4 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres, crown thin 10%, and remove epicormic growth one Turkey Oak T1, remove deadwood one Acacia T3, and to fell and replace one Sorbus tree T2 in the Shoreham Conservation Area.** |

**Date of site visit:** 01/08/24

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

**Proposal, Site and Surroundings**

The application refers to two medium sized early matures in the rear garden one Oak and one Sorbus and a larger over mature Acacia tree located near the southern boundary wall adjacent to the footpath of Raven's Road. The trees are prominent parts of the street scene and make a significant contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread, crown thin and remove epicormic growth Turkey Oak T1, remove deadwood one Acacia T3, and to fell and replace one Sorbus tree T2

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

**Consultations:** Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

**Representations:** None received.

**Relevant Planning History**

1993: The property is within the 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.

2012: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce one Norway Maple by 1.5 metres; to crown reduce by 0.75 metre and remove small crossing branches on one Bird Cherry; to crown reduce by 0.75 metre to 1 metre one Red Oak; to reduce by 0.5 metre to 1 metre one Apple; to reduce by 0.5 metre one multi stemmed evergreen; and to reduce by 0.75 metre one Hawthorn (Trees within the Shoreham Conservation Area).

2015: Section 211 Notice under the Town and Country Planning Act 1990 to remove 2 low branches on the west side, crown thin up to 20% and prune to give clearance of up to 2 metres one Oak tree T1, and to fell one Monterey Cypress tree T2 in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to pollard at 3.5 metres one Acer Drummondii in the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to remove deadwood from one Acacia (T1); cut back branches to give 2m clearance from building one Hawthorn (T2); remove 1 low branch growing towards building and shorten adjacent branch growing towards building and remove epicormic growth on main trunk of one Oak (T3); cut back branches growing towards building of one Cherry (T4); to remove lower branch to the north and two lower branches over cars to one Manor Ash (T5) and remove lowest lateral branch over the cars to one Manor Ash (T6) in the Shoreham Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to crown thin by 20% to one Prunus Padus (T1) within the Shoreham Conservation Area.

**Planning Assessment**

The trees are of varying age and size and growing along the Southern and Eastern boundaries of the complex. The most prominent tree is the Acacia close to the junction of Raven's Road and Southdown Road. The trees are:

Oak T1
The Oak tree T1 has a single stem that persists to within 2 to 3 metres of the top, with foliage from 2 metres (epicormic). The first significant limbs emerge from 4 metres. The main crown is moderately dense and wide spread mostly on tertiary branches.

The proposed works are to reduce crown height and radial spread by up to 2 metres, crown thin 10%, and remove epicormic growth. The works are to contain the size and spread of the tree allow access beneath and allow more light and air to pass through the crown.

Sorbus T2
This tree is the furthest north of the Oak tree T1. The tree has a single stem to 1.2 metres, where it then divides into three main spreading stems. The North and central stems divide again at 2 metres, with the South stem mostly persisting to the top. The higher stems are slender, upright and have stag heads at the top. The main crown is sparse with large areas of defoliation and deadwood.

The proposed works are to fell and replace, due to poor health.

Acacia T3
The Acacia tree T3 has three gnarled stems from ground level that each persists to the top of the low crown. The tree has several areas of deadwood.

The proposed works are just to remove deadwood, for safety reasons.

The works to the Turkey Oak T1 and the Acacia T3, 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 Shoreham Conservation Area.

The felling of the Sorbus T2 will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of a replacement tree.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 11/09/2024

Authorised by: PB Date: 11/9/24