Development Management – Delegated Officer Report **Date; 23/12/15**

Application Number	**AWDM/1627/15**
Address	**Longcroft 3 Southdown Road Shoreham-by-Sea BN43 5AY**
Proposal	**Application for consent under Adur Tree Preservation Order 162-1-72 (SU) of 1972 to reduce radial spread on west side by up to 1 metre to give clearance to building one tree Ash tree T1 and two Sycamore Trees T3 and T4.**

Date of site visit: 19/11/15

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

Proposal, Site and Surroundings

The application refers to 3 trees in the eastern side of the grounds of Longcroft, adjacent to the public footpath of Southdown Road Shoreham-by-Sea. 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 reduce the radial spread on the western side of each 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

1972: Adur Tree Preservation Order 162-1-72 (SU) of 1972 confirmed on 24/04/72.

1985: Pruning And Removal Of Lower Branches Of Four Sycamore Trees Subject To Tree Preservation Order 162/1/72/Su

1995: Crown Reduction (By 10%) Of 5 Sycamore, Ash & Sorbus Trees Subject To T.P.O 162/1/72 (Su)
2001: Crown Thinning (30%) Of Sycamore, Elm And Sorbus Trees (Subject To Tpo 162/2/72/Su)

2004: 30% Crown-Thinning Of Sycamore Tree (Subject To Tpo 162/72/Su)

Planning Assessment

The trees are small to medium sized matures growing in the grounds of Longcroft 3 Southdown Road adjacent to the block of flats numbered 1 to 6 (T1 and T3) and Block 7 t0 16 (T4). The trees provide

some breaking up of the view of the flats from the adjacent road and properties of Southdown Road that are within the Shoreham Conservation Area.

The trees are;

Ash T1
The Ash tree T1 is single stemmed to 5 metres where the main crown breaks. The crown has mostly upright scaffold limbs with smaller secondary branches forming the wider spread of the crown. The tree has a dense crown that is relatively compact and has a good form.

Sycamore T3
This is a very straight single stemmed tree to 10 metres where the first secondary branches emerge. There is also one upright stem at 4.5 metres on the northern side of the otherwise clear trunk. The main crown is dense and wide spreading, on mostly smaller secondary branches.

Sycamore T4
The Sycamore tree T4 is single stemmed to 5 metres, where it then divides in to two main stems. The southern stem has been either damaged or reduced, and has a re-growth of several tall slender stems.

The proposed works to all three trees are to reduce the radial spread on the west side by up to 2 metres. The works are to abate possible nuisance to the building by giving 2 to 3 metres clearance.

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 their contribution to the character of the 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: 23/12/2015

Authorised by: PD Date: 23/12/2015