Development Management – Delegated Officer Report **Date; 20/08/18**

Application Number	**AWDM/1150/18**
Address	**St Pauls Lodge 2-4 Southdown Road Shoreham-by-Sea West Sussex**
Proposal	**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.**

Date of site visit: 07/08/18

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

Proposal, Site and Surroundings

The application refers to six trees: two small Ash in the frontage, three medium sized early matures in the rear garden (Hawthorn Oak and Cherry) and one 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 remove deadwood and epicormic growth, cut back/remove branches to give clearance from building and remove low branches over the car parking area.

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

Consultations: None.

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.

Planning Assessment

The trees are of varying age and size and growing along the west south 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:

Acacia T1
The Acacia tree 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.

Hawthorn T2
This is one of three trees in a linear group near the southern end of the main building on its eastern side. The tree has a single stem to 4 metres, where it then divides, and a heavy incursion of Ivy. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to cut back branches to give 2 metre clearance from building. These works are to abate possible nuisance.

Oak T3
The Oak tree T1 has a single stem that persists to the top of the tree, with some large secondary limbs emerging from 1.5 metres. The main crown is mostly upright with some more lateral limbs lower on the tree. The main crown is moderately dense and wide spread mostly on tertiary branches.

The proposed works are to remove epicormic growth on main trunk and cut back branches growing towards building. These works are to contain the size and spread of the tree crown, abate nuisance allow access beneath and allow more light and air to pass through the crown.

Cherry T4
Cherry tree T4 is the furthest north of the three rear garden trees. The tree has a single stem to 1.8 metres, where it then divides into 4 to 5 main spreading stems that each divide again at 2.25 metres. The higher stems are slender, upright and persist to the top. The main crown is dense and wide spread.

The proposed works are to cut back branches growing towards the main building. These works are to abate any future nuisance.

Ash T5 & T6
The two Ash trees are part of the landscaping condition that was implemented when the site was developed in 2004. The two trees have grown well and formed attractive features of the front grounds and car parking area. Both trees have single stems that are clear to 2 to 2.25 metres and divide at 5.5 metres. The main crowns are moderately dense with some wide lower limbs.

The proposed works are to remove lower branches to the north and east, where they extend over the car parking area. These works are to contain and shape the trees, and allow access beneath the crowns.

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 contribution to the character of the area Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/08/2018

Authorised by: PB Date: 29/8/18