Development Management – Delegated Officer Report **Date; 25/08/23**

Application Number	**AWDM/0977/23**
Address	**4 Newtimber Gardens Shoreham-by-Sea West Sussex BN43 5GQ**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/1/95 of 1995 to reduce crown height by up to 4 metres, reduce radial spread by up to 3 metres, crown lift up to 2 metres, crown thin 30% one Acer tree T12.**

Date of site visit: 20/07/23

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

Proposal, Site and Surroundings

The application relates to a silver maple growing in front garden of No's 4 and 3 Newtimber Gardens, two houses located at 90 degrees to each other in the northern end of the cul-de-sac. The tree, along with 11 others is part of Tree Preservation Order 13.53/1/95(SU), that is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread, crown lift and, crown thin.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1995: Adur Tree Preservation order Number 13.53/1/95/SU made in 1995.

1997: 25% Crown Reduction of Acer tree subject to TPO (13.53/1/95/SU)

1998: Removal of 3 branches Acer tree subject to TPO (13.53/1/95/SU)

2001: Felling of Acer tree at front (subject to 13.53/1/95/SU) and replacement by smaller tree. Refused.

2001: Crown lift by 2.5m and thinning of 30% Acer tree subject to TPO (13.53/1/95/SU).

2004: Felling of Acer tree (subject to TPO 13.53/1/95/Su) Refused, Appeal Dismissed.

2011: Crown reduction (by 6m in overall spread), height reduction by 2m and crown lifting by 4m (incl. removal of 3 lowest branches) (works to Silver Maple tree subject to TPO 13.53/1/95/SU)

2018: Application for consent under Adur Tree Preservation Order No. 13.53/1/95/SU to crown reduce to previous cut points one Silver Maple tree.

Planning Assessment

The tree is a medium sized mature growing in the front garden close to the pavement and road of Newtimber Gardens, where it is prominent to the area, and can be seen from many views.

The tree has a single stem to 2 metres where it divides into two, the western stem being larger. Both stems divide again at 3 metres, and several more times toward the top of the crown. The tree has been previously reduced at 9 metres, and has regrown with multiple slender stems, some of which are close to the adjacent buildings. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 4 metres, reduce radial spread by up to 3 metres, crown thin 30% and crown lift up to 2 metres,

The works are to contain the size and spread of the tree and to allow access beneath and allow more light and air to pass through the crown. The works to reduce and thin the crown appear to be slightly over estimated, and have been changed by condition. The crown lifting refers to additional height from the existing 2 metres and has been redefined by conditions for clarity.

These amended 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, amenity value, or its contribution to the character of the area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to;

   i Reduction in crown height by up to 2 to 3 metres, 3 metres on the tallest most protruding stems.

   ii Reduction in radial spread of up to 2 to 3 metres, 3 metres on the longest most protruding limbs.

   iii Crown lifting of up to 4 metres from ground level.

   iv Crown thinning of up to 20%

   only unless otherwise agreed in writing with the Local Planning Authority 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: 29/08/2023
Authorised by:	PB	Date: 29/8/23