**Development Management – Delegated Officer Report** **Date; 10/04/17**

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| **Application Number** | **AWDM/0256/17** |
| **Address** | **Street Record Amber Close Shoreham-by-Sea** |
| **Proposal** | **Application for consent under Adur Tree Preservation Order No.13.53/2/93(SU) of 1993 to reduce radial spread on west side by up to 2 metres on one Norway Maple T33, to fell and replace one Norway Maple T34 and to fell without replacement one Hawthorn T6.** |

**Date of site visit:** 20/03/17

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

**Proposal, Site and Surroundings**

The application refers to three trees at the Southlands Way development: two medium sized Norway Maples at the eastern end of Amber Close and one small mature Hawthorn in the grounds of 1 to 9 East Lodge, adjacent to the Upper Shoreham Road. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area, and the Southlands Conservation Area.

Consent is sought to reduce radial spread on one Norway Maple, to fell and replace one Norway Maple and to fell without replacement one Hawthorn, which is within the Southlands Conservation Area.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

1993: Adur District Council Tree Preservation order 13.53-2-93 (SU) of 1993 confirmed on 22/12/1993

1993: 1993: The Southlands Conservation Area was designated in 1993 and encompasses 1.4 hectares of the north-west corner of the Southlands Hospital site.

**Planning Assessment**

All three trees are intrinsic components of the developments landscaping, part of the areas street scene and can be seen from many views.

The trees are;

Hawthorn T6

The Hawthorn tree is located on a small grassed area to the north of East Lodge close to the original decretive boundary wall, which is adjacent to the pavement of Upper Shoreham Road. The tree is one of three small trees in a tight group to the northeast corner. The Hawthorn is possible over mature and has developed deep cavities throughout its main stems. The decay is likely to couse the tree to fail or die within 10 years.

The proposed works are to fell the tree without replacing. It is agreed that the tree should be given consent to be removed, however the claim that there is insufficient space for a replacement is questioned and therefore a condition attached that a new tree should be planted in a similar place along the north side of East lodge.

Norway Maples T33 and T34

The two Norway Maple trees T33 and T34 are growing as part of a line of 16 trees leading into the South east corner of the development. The trees are individually listed on the TPO, and consist of 9 Poplar along the southern boundary and 7 Norway Maple near the east boundary. The two tres are growing within a small area between the boundary wall to the east and a connecting footpath from Rainbow Square.

The tree T34 is at the northern end of the line. The tree has a medium sized single stem single to 8 metres that is clear to 2 metres. At 8 metres the main stem becomes twin, with each stem persisting to the top of the crown. The main crown is dense with some wider spread slightly over extended laterals. The lower main stem has signs of decay with some hollow sections.

The proposed works are to fell and replace the tree due to evidence of Phytophthora staining near the damaged areas.

The next tree inline is the Norway Maple tree T33, this tree has a single stem single clear stem to 2 metres that becomes twin at 2.5 metres, with each stem persisting to the top of the crown. The main crown is dense with some wider spread slightly over extended lower laterals.

The proposed works are to reduce radial spread by to allow clearance to the adjacent building of No.27 Amber Close, of up to 2 metres. These works are to contain the size and spread of the crown, abate and nuisance.

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

**Recommendation**

**Grant Consent,** subject to the following Conditions:

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the affect on the area will not be detrimental as the result will be to improve its amenity value and character.

**Recommendation**

**Grant Consent,** subject to the following Conditions:

1. The proposed works to Norway Maple tree T33, hereby permitted, shall be restricted to those specified in the application 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.

**{\b Reason}:** {\i In the interest of visual amenity.}

**Reason:** *In the interest of visual amenity.*

2. Proposed felling of the Norway Maple tree T34 and Hawthorn T6, identified on the applicants plan as T5, and T3 and their replacements shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   **{\b Reason}:** {\i In the interest of visual amenity.}

   **Reason:** *In the interest of visual amenity.*

3. If within five years following replanting, any of the replacement trees die or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

   **{\b Reason}:** {\i In the interest of visual amenity.}

   **Reason**: *In the interest of visual amenity.*

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

No

Case Officer: JDS Date: 10/04/2017

Authorised by: PD Date: 11.4.17