Development Management – Delegated Officer Report **Date; 16/06/21**

Application Number	**AWDM/0709/21**
Address	**Home Haven Swiss Gardens Shoreham-by-Sea West Sussex**
Proposal	**Application for consent under Adur Tree Preservation Order No. 162/6/72 of 1972 to crown lift up to 4 metres one Birch tree T1, reduce radial spread by up to 1.5 to 2 metres Sycamore tree T15, remove selected secondary stem at 5 metres on northeast of Sycamore tree T17, remove two lowest limbs of Sycamore tree T21 and to reduce length of three limbs to the northeast by up to 1.5 to 2 metres Sycamore tree T23, all within group G1.**

Date of site visit: 14/06/21

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

Proposal, Site and Surroundings

The application refers to five trees in the grounds of Homehaven Court Swiss Gardens: a single Silver Birch in the frontage adjacent to Swiss Gardens, and four Sycamore to Southwest of the main building. The trees are part of an established group of trees, which are part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to crown lift one Birch tree T1, reduce radial spread Sycamore tree T15, remove selected secondary stem at 5 metres on northeast of Sycamore tree T17, remove two lowest limbs of Sycamore tree T21 and to reduce length of three limbs to the northeast by Sycamore tree T23, all within group G1

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

Consultations: None.

Representations: None received.

Relevant Planning History

1972: Shoreham-by-Sea Urban District Council Tree Preservation order Number 162/6/72(SU) confirmed on 19/12/1972.
1995: works to trees subject to Tpo. 162/6/72 (su) | Homehaven Court Swiss Gardens Shoreham-By-Sea. Application Permitted.
1996: Works on trees protected under Tpo. 162/6/72 (su) Application Permitted
2004: Works to trees protected under Tpo 162/6/72(su) | Application Permitted
2003: Felling Of 2 Sycamore Trees Subject To Tpo (162/6/72/Su) Application Permitted
2003: Crown reduction of ash tree, pollarding of poplar, & crown lifting and removal of limbs of Sycamore (tpo 162/6/72/su): Application Permitted.
2004: Works to trees protected under Tpo 162/6/72(Su) Application permitted
2006: Crown thin Ash tree (by 20%) and remove 2 lower limbs of Yew tree (subject to TPO 162/6/72/SU) Application Permitted

2008: Remove 2 lower limbs of Sycamore T1 overhanging SE boundary (TPO 162/6/72/SU) Application Permitted
2010: Works to beech, Sycamore and Poplar trees and felling of Poplar (TPO 162/6/72/SU) Application Permitted
2013: Application for consent under Tpo No. 162/6/72 (su) to fell 2 Poplar trees and replant with 2 Silver Birch; and to undertake selective pruning surgery to 12 Sycamore, 4 Ash, 3 Horse Chestnut, 2 Beech, 2 Hawthorn, 1 Cherry, 1 Elder, 1 Hornbeam, 1 Maple and 1 Yew tree. Status: Application Permitted
2013: Application to fell one Sycamore tree of group G1 and to crown lift up to 4 metres and reduce radial spread to clear property by up to 2 metres one Ash tree of group G1 Split Decision: Refuse felling of Sycamore tree of group G1.
2013: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to reduce radial spread by up to 3 metres on Eastside to clear neighbouring property, reduce radial spread by up to 2 metres on all other aspects of crown, and reduce height by up to 2 metres on one Sycamore tree of group G1
2016: Application for consent under Adur Tree Preservation Order No.162/6/72 (SU) of 1972 to crown lift up to 4 metres one Himalayan Birch T1 and one Hawthorne T10, reduce crown height by up to 7 metres one Ash T24, remove epicormic growth on one Ash T3, to remove selected stem / limb on one Sycamore T15 and one Hawthorn T26 and to fell and replace one Sycamore tree T4, all of group G1.2018: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to shorten tips of selected stems by up to 3m and lateral growth by up to 2m of four no. Sycamores (T9, T10, T18 & T20), to shorten tips of selected stems by up to 3m and lateral growth by up to 2m and removing central stem of one Sycamore (T14), to shorten tips of selected branches in the upper crown by up to 2m of one Ash (T35) and to remove small diameter branches to raise crown to 3m over pavement of one Birch (T36).

Planning Assessment

The trees are all part of group G1 of the Tree preservation Order No.162/6/72(SU) of 1972. This is a group that at the time of making the TPO surrounded the East Lake, which was part of the Gardens of The Swiss Cottage Public House. The trees are therefore mostly large matures, with some latter planted replacement trees. The group provides a back drop to the building and a screen for properties to the east of Swiss gardens. The trees to the southeast of the group provide a valuable screen between to the large buildings of Buckingham Street, and Homehaven.

The trees affected by the proposals are;

<u>Silver Birch T1</u>
This tree is located at the front of the complex, east of the main pedestrian access to the reception from Swiss Gardens. The tree has a single stem to 1 metres where it becomes twin. The two main stems mostly persist supporting many smaller laterals. The main crown is dense and wide spread with some lower hanging branches.

The proposed works are to crown lift up to 4 metres to allow access beneath the crown, both within the grounds and along the pavement of Swiss Gardens.

<u>Sycamore T15</u>
This is the furthest east of the four Sycamore trees to the south of the main building. The tree has a slender single stem that persists to the top of the high crown. The first significant limbs emerge from 5 to 6 metres. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce radial spread by up to 1.5 to 2 metres to contain the spread of the crown and to abate possible nuisance of close branches to the main building and its roof line..

Sycamore T17
The second tree from the east has a larger diameter curved stem that divides into two from 4 metres, with both stems mostly persisting to the top. The first laterals emerge from 5 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to remove selected secondary stem at 5 metres on northeast of tree. These works are to contain the spread of the tree and rebalance its crown.

Sycamore T21

The Sycamore tree T21 has a slender single stem that extends to 12 to 14 metres, with a large secondary that emerges at 8 metres with a strong “Y” shaped union. The first laterals emerge from 7 metres and are long and thin. The main crown is dense and wide spread with of the branches to the north.

The proposed works are to remove two lowest limbs to the north. The works are to abate nuisance and re-balance the crown.

Sycamore T23
This tree is the furthest west of the four Sycamore trees of group G1. The tree has three main stems from ground level that each mostly persist to the top. The first laterals emerge from 8 metres and are overextended and slender. The main crown is dense and wide spread mostly to the north.

The proposed works are to reduce the length of three limbs to the northeast by up to 1.5 to 2 metres. The works contain the spread of the crown and to abate possible nuisance of close branches to the main building and its roof line, where there have been recent problems with squirrels gaining access to the roof space.

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.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, 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.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/06/2021

Authorised by: PB Date: 16/6/21