Development Management – Delegated Officer Report **Date; 20/11/19**

Application Number	**AWDM/1568/19**
Address	**The Walled Garden 21 Middle Street Shoreham-by-Sea West Sussex BN43 5DP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to remove or reduce broken branches on one Holly tree T3, to reduce radial spread by 1.5m one Norway Maple T2 and reduce radial spread by 75cm one Yew tree T1 in the Shoreham Conservation Area.**

Date of site visit: 20/11/19

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

Proposal, Site and Surroundings

The site is a large detached house located on the west side of Middle Street, Shoreham and within the Shoreham Conservation Area. The property sits on a large plot with private gardens surrounded by 2.5 metre high flint walling and numerous trees, many of which are subject to TPO 162/2/70(SU). The application refers to three early matures near the Northwest corner, between the boundary wall and detached garage.

Consent is sought to reduce radial spread and prune to clear neighbours garage Yew tree T1, to reduce the radial spread of the Norway Maple T2, and to remove or reduce broken branches on the Holly tree T3.

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

Consultations: Letters sent to Adur Conservation Area Advice Group who stated that their members unanimously agreed to raise no objections.

Representations: None received.

Relevant Planning History

1971: 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.

2007: Fell 2 elder trees, pollard row of ash, sycamore and chestnut trees along E boundary, raise canopy of lime over road, cut back privet and hazel, and remove overhang of pollarded trees on S side (TPO 162/2/70 SU)

2009: Removal of lower limbs of Field Maple (No.27) and cutting back of Willow (No.21) to boundary (6 weeks prior notification of works to trees in Conservation Area)

2011: Various works to 12 trees in Conservation Area and subject to TPO 162/2/70 (SU)

2016: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Ash tree in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 6 metres two Macrocarpa trees T20 and T21, to reduce crown height by up to 4 metres one Silver Birch T22 and one Laburnum T23, reduce crown height by up to two metres one Yew T24 and one Catalpa T30, to re-pollard one Ash tree T31, prune for fruit production one Fig tree T29 and to fell four trees: two Silver Birch T25 and T26, one Goat Willow T27 and one Ash T28 in the Shoreham Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2.5 metres one Liquidambar tree in the Shoreham Conservation Area.

Planning Assessment

The trees are three small early matures growing in the northwest of the grounds The trees are a part of the area, with limited public views. The trees are:

Yew T1
This a small stand of thin stems that emerge from ground level adjacent to a boundary wall in the northwest corner of the garden. The Yew also has one main larger stem that extends south across the neighbouring garden. The Yew tree is mostly clear up to 1.5 metres where wide spreading lateral branches emerge.

The proposed works are to reduce radial spread by up to 0.75 metres, and prune to clear garage roof. This is to contain the spread of the tree, and to abate nuisance.

Norway Maple T2
The Norway Maple tree is a small early mature adjacent to a boundary wall near the northwest corner of the garden. The tree has one main stem and a smaller secondary stem that both emerge from a common point slightly above ground level. Both of the stems divide at 2.5 to 3 metres into mostly uprights with some arch over and supporting lower hanging secondarys. The main crown is moderately dense and wide spread.

The proposed works are to reduce radial spread by up to 1.5 metres. These works are to contain the spread of the tree and will allow access beneath the crown, within the adjacent garage compound of St Johns Mews.

Holly T3
This tree is the furthest north of the three trees, growing in close proximity to the Norway Maple tree T2. The tree is a slightly larger and older early mature, with one main stem that persists to the top of the crown. A secondary stem emerges at 1 metre on the south side and extends parallel to the main stem to 2.25 metres where it has been previously lopped or damaged. The main crown is dense and wide spread with several rubbing and broken laterals.

The proposed works are to remove and or reduce the damaged limbs.

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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 21/11/2019

Authorised by: PB Date: 22/11/19