Development Management – Delegated Officer Report **Date; 29/05/19**

Application Number	**AWDM/0678/19**
Address	**8 The Street Shoreham-by-Sea West Sussex BN43 5NJ S211**
Proposal	**Section 211 Notice under the Town & Country Planning Act 1990 to reduce height by 20%, reduce lateral spread beyond east boundary one Eucalyptus tree A, remove lateral growth and reduce overall height by 40% one Ornamental Cherry tree B in part of the Old Shoreham Conservation Area.**

Date of site visit: 10/05/19

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

Proposal, Site and Surroundings

The application refers to two small to medium sized trees: a mature Cherry located near the centre of the northern boundary and a younger Eucalyptus on the eastern boundary adjacent to the carriageway of The Street. The trees are of varying prominence in the street scene and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to severely reduce both trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

Planning Assessment

The trees are two small to medium sized matures growing in the front garden adjacent to the north and eastern boundaries. The trees are part of the area, the Eucalyptus tree can be seen from many views, with the Cherry being less visible from the public road. The trees are:

<u>Eucalyptus T1</u>
The Eucalyptus tree is growing in a small border that is slightly raised from the edge of the public road. The tree has three stems from ground level: two main stems and one smaller secondary stem.

The west main stem has been lopped or damaged at 6 metres, the eastern stem persists to 8 metres where the crown breaks. There is a large lateral that emerges at 4 metres on the eastern side of the western stem and extends widely across the public road.

The proposed works are to reduce height and radial spread by up to 2 metres (20%) and to remove back to source the large lateral on the western stem.

These works are to contain the size and spread of the tree, and allow access beneath the crown.

Cherry T2
The tree is located near the centre of the northern boundary between No.8 The Street and the rear garden of 13 Lesser Fox Holes. The tree has a single stem that begins to angle at 1 metre, continuing northward across the boundary with the crown break at 4 metres, being mostly within the neighbouring garden. The main stem has several upright smaller stems from 1.5 metres.

The proposed works are to sever the main stem at approximately 1.8 metres, removing more than 40% of the tree.

The works are to contain the size and spread of the tree, leaving a tall stump with several upright poles to remain that should in time form another tree.

These works in my opinion will be large in relation to the overall size, spread and crown form of the trees, but will not significantly or adversely affect the appearance, amenity value, or character of the Old Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/05/2019

Authorised by: PB Date: 29/5/19