Development Management – Delegated Officer Report **Date; 07/12/22**

Application Number	**AWDM/1621/22**
Address	**Shoreham Health Centre Pond Road Shoreham-by-Sea West Sussex BN43 5US**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, and clean crown Monterey Cypress tree, crown thin 25% and prune to allow clearance to building of up to 2 metres Sycamore tree T676, prune to allow clearance to building of up to 2 metres Silver Birch tree T678, crown clean Norway Maple T677, and to fell and replace Rowan tree T675 in the Shoreham Conservation Area.**

Date of site visit: 25/10/22

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

Proposal, Site and Surroundings

The application refers to a large small to medium early mature located near the centre of the northern boundary wall adjacent to the footpath of the rear front garden Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area Conservation Area.

Consent is sought to reduce crown height and clean crown Monterey Cypress tree T1, crown thin and prune to allow clearance to building Sycamore tree T676, prune to allow clearance to building Silver Birch tree T678, crown clean Norway Maple T677, and to fell and replace Rowan tree T675

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area was originally designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

Planning Assessment

The trees are three medium to large matures: Norway Maple T677 Sycamore T676 and Silver Birch T678, one large mature Monterey Cypress T1 (off site), and one small immature Rowan T675, growing in the front and rear grounds of the centre. The trees are prominent to the area, and can be seen from many views.

The trees are:

Norway Maple T677
This tree is located on the eastern border adjacent to properties in St Mary's Close. The tree has a single stem to 5 metres, where it then divides forming a wide array with some stag headed stems. The first laterals emerge from 3 metres. The main crown is dense and wide spread.

The proposed works are to crown clean removing dead and damaged branches.

Sycamore T676
The Sycamore tree T676 is slightly north of the Norway Maple T677, in the Southeast of the site and also adjacent to St Mary's Close. The tree has a large diameter single stem that is clear to where it begins to divide at 6 metres. The main crown is high dense and wide spread with some slightly over extended laterals.

The proposed works are to prune to allow clearance to the building of up to 2 metres, to abate possible future nuisance.

Silver Birch T678
This tree is slightly smaller than the two Acer trees, and is at the opposite end of the library building and shared raised pedestrian area. It is located between the vehicular entrance from Pond Road and the stairway to the upper level, close to the junction of Pond Road, St Mary's Road and North Street. The tree has a single slender stem to 4 metres, where it then divides into two tightly forked uprights. The first laterals emerge from 2.25 metres. The main crown is dense and moderately wide spread.

The proposed works are to prune to allow clearance to the building of up to 2 metres, to abate nuisance and allow access on the raised pedestrian area.

Monterey Cypress T1
The Monterey Cypress tree is located in the grounds of the former Burrscrofte Care Home, to the north of the Health Centre site. The tree has a large diameter single stem to 2 metres where it then divides into two main stems that each have clusters of large limbs from 5 to 6 metres. The main crown is dense and very wide spread.

The proposed works are to reduce crown height by up to 3 metres, and clean the crown, however the tree has suffered a major limb failure since this application was made, and has severe damage to the southern stem from 2 to 6 metres. It is unlikely that the tree can be retained.

Rowan T675
This is the smallest tree of the five, located to the southeast of the lawn area that fronts onto Pond Road. The tree has a single stem to 2.25 metres, with a large secondary stem from 1.8 metres. The first laterals emerge from 2 metres. The tree has a distinct lean to the east, fruiting bodies on the main stem and several areas of deadwood.

The proposed works are to fell and replace the tree due to poor health and condition.

The works to the two Acer trees and the Silver Birch tree, 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. The works to the Rowan tree will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 07/12/2022

Authorised by: PB Date: 7/12/22