Development Management – Delegated Officer Report **Date; 19/02/20**

Application Number	**AWDM/1635/19**
Address	**25 Greenways Crescent Shoreham-by-Sea West Sussex BN43 4HR**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/3/93(SU) of 1993 to fell and replace one Poplar tree T1.**

Date of site visit: 29/01/20

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

Proposal, Site and Surroundings

The application refers to a single large mature Poplar tree, growing in the rear garden of 25 Greenways Crescent. The tree is an established feature of the area, and can be seen from the road and surrounding area.

Consent is sought to fell and replace the tree due to severe decay in the base.

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 Tree Preservation order 13.53/3/93 (SU) No. 3 of 1993 confirmed on 13/12/1993.

2004: Application to crown thin by 40% and crown lift by 3.5m Poplar tree subject to TPO 13.53/3/93(Su)

2009: Crown thinning, height reduction and removal of loose branches and epicormic growth of poplar tree (subject to TPO 13.53/3/93/SU)

2014: Application for consent under Adur Tree Preservation Order 13.53/3/93 (SU) to re-pollard to last pollard points one Poplar tree T1.

2018: Application for consent under Worthing Tree Preservation Order 13.53/3/93 (SU) of 1993 to re-pollard back to previous point one Poplar tree T1.

Planning Assessment

The Poplar T1 which is subject to Adur TPO (13.53/3/93/SU), is a large mature tree growing near the Northwest corner of the rear garden of the property, where it straddles the boundary with 27 Greenways Crescent. The tree can be seen from many views and is an established feature that contributes positively to the character of the area.

The tree has a single stem to 2 metres, where it then becomes twin stemmed, dividing into multiple stems at 3 – 4 metres. The main crown breaks at 5-6 metres, with an overall height of up to 20 metres. The management of the tree has been to carry out crown reduction works, which have resulted in the development of pollard knuckles which has set the height and width for its future management.

The proposed works are to fell and replace the tree, due to severe decay in the base. The tree has had a large cavity from ground level for several years, which can only be viewed from the neighbours' garden. This damage has extended to slightly below the union of the two main stems, widened and become deeper. As a result the tree is compromised and likely to become dangerous within the next 5 to 6 years. The recommendation is to fell and replace the tree.

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 be compensated by the planting of a replacement tree.

Recommendation

Grant Consent, subject to the following Conditions:

1 Proposed felling of the Poplar tree T1 and its replacement 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.

Reason: *In the interest of visual amenity.*

2 If within five years following replanting, the replacement tree dies or becomes 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 replacement tree, unless the Local Planning Authority gives written approval to any variation.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 19/02/2020

Authorised by: PB Date: 24/2/20