Development Management – Delegated Officer Report **Date; 01/12/16**

Application Number	**AWDM/1652/16**
Address	**St Nicholas House The Street Shoreham-by-Sea BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one Lawson Cypress tree in the Old Shoreham Conservation Area.**

Date of site visit: 03/11/16

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

Proposal, Site and Surroundings

The application refers to a single Leyland Cypress tree in the front garden of St Nicholas House The Street Shoreham-by-Sea. The tree is a part of the street scene and makes a limited contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to fell the tree due to its size and concerns of disruption being caused to neighbours garden.

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

Consultations: None.

Representations: One received in support of the proposal claiming damage has occurred due to the proximity of the tree.

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 tree is a large sized early matures growing in the front garden adjacent to the boundary with 54 Lesser Foxholes. The tree is multi- stemmed from ground level with large diameter stems that are mostly clear to 3 metres where the foliage emerges and the stems begin to divide. The main crown is supported on a tight array of stems with dense smaller branches that are wider spreading. The foliage does not emerge deep into the crown and the tree has no central leader.

The proposed work is to fell the tree, due mainly to requests from neighbours claiming the tree is damaging parts of their garden. The works to remove the tree would bring some benefit to the more appropriate Yew tree growing directly to its east side. There is no obligation for it to be replaced

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees in the area and would not significantly or adversely 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: 01/12/2016

Authorised by: PD Date: 1.12.16