Development Management – Delegated Officer Report **Date; 12/10/22**

Application Number	**AWDM/1327/22**
Address	**9a Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/4/94/SU of 1994 to re-pollard at 4 metres one Sycamore tree T1.**

Date of site visit: 22/09/22

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

Proposal, Site and Surroundings

The application refers to a single tree on the northern boundary of the rear garden adjacent to Mill Lane. The tree is a part of a number of trees, which are part of the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to re-pollard at 4 metres.

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: 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.

1985: Grade II Listed Buildings registered 14th June 1985 - No. 9A (Corner Cottage), Mill Lane (South Side), Shoreham & No. 44 (Crispins) No. 46 (Trinity College), Southdown Road, Old Shoreham (east side), SHOREHAM. date of certification of list by or on behalf of the Minister 6th August 1984.

1994: Adur Tree Preservation order Number 13.53/4/94(SU) of 1994 confirmed on 04/01/95.

2016: Application for consent under Adur Tree Preservation Order No.13.53/4/94(SU) of 1994 to crown lift up to 5 metres, and crown thin up to 20% one Sycamore tree T18.

Planning Assessment
The tree is a large mature Sycamore growing in the rear garden close to the junction of Mill Lane and Southdown Road, south Farm Road and Avenue. The tree is prominent to the area, and can be seen from many views.

The tree is single stemmed to 3 metres, where it then divides into 3 to 4 main stems, which divide again at 3.5 to 4 metres. The lower stems angle outwards, forming a wide array with some lower hanging secondary branches. The main crown is dense, and widespread.

The proposed works are to pollard at 4 metres, at the original pollard points. The reason for the rather drastic works are a ring of decay and deep cavities at 3 to 4 metres where the large poles emerge, that affect their main unions. The works are to remove weight on the weakened unions and allow the tree to re-grow.

These works in my opinion will be large in relation to the overall appearance of the tree and a significant amount of change will take place. However the effect on the area will be temporary as the main crown re-establishes.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 12/10/2022

Authorised by: PB Date: 12/10/22