Development Management – Delegated Officer Report **Date; 04/09/23**

Application Number	**AWDM/0974/23**
Address	**Homehaven Court Swiss Gardens Shoreham-by-Sea West Sussex**
Proposal	**Application for consent under Adur Tree Preservation Order No.162/6/72(Su) of 1972 to crown lift to west by up to 1.5 metres Sycamore tree T4, reduce radial spread to west by up to 2 metres Beech T8 and Sycamore T9, and to pollard by reducing crown height by up to 3 to 3.5 metres Ash tree T25, all of group G4.**

Date of site visit: 20/07/23

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

Proposal, Site and Surroundings

The application refers to four large mature trees, three located along the eastern boundary: two Sycamore and a Beech, and a single Ash tree near the Southwest of the main building. The trees are part of group G4 which is prominent in the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to crown lift to west Sycamore tree T4, reduce radial spread to west Beech T8 and Sycamore T9, and to pollard Ash tree T25.

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

1972: Shoreham-by-Sea Urban District Council Tree Preservation order Number 162/6/72(SU) confirmed on 19/12/1972.

1995: Works to trees subject to Tpo. 162/6/72 (su) | Homehaven Court Swiss Gardens Shoreham-By-Sea. Application Permitted.

1996: Works on trees protected under Tpo. 162/6/72 (su) Application Permitted

2004: Works to trees protected under Tpo 162/6/72(su) | Application Permitted

2003: Felling Of 2 Sycamore Trees Subject To Tpo (162/6/72/Su) Application Permitted

2003: Crown reduction of ash tree, pollarding of poplar, & crown lifting and removal of limbs of Sycamore (tpo 162/6/72/su): Application Permitted.

2004: Works to trees protected under Tpo 162/6/72(Su) Application permitted

2006: Crown thin Ash tree (by 20%) and remove 2 lower limbs of Yew tree (subject to TPO 162/6/72/SU) Application Permitted

2008: Remove 2 lower limbs of Sycamore T1 overhanging SE boundary (TPO 162/6/72/SU) Application Permitted

2010: Works to beech, Sycamore and Poplar trees and felling of Poplar (TPO 162/6/72/SU) Application Permitted

2013: Application for consent under Tpo No. 162/6/72 (su) to fell 2 Poplar trees and replant with 2 Silver Birch; and to undertake selective pruning surgery to 12 Sycamore, 4 Ash, 3 Horse Chestnut, 2 Beech, 2 Hawthorn, 1 Cherry, 1 Elder, 1 Hornbeam, 1 Maple and 1 Yew tree. Status: Application Permitted

2013: Application to fell one Sycamore tree of group G1 and to crown lift up to 4 metres and reduce radial spread to clear property by up to 2 metres one Ash tree of group G1 Split Decision: Refuse felling of Sycamore tree of group G1.

2013: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to reduce radial spread by up to 3 metres on Eastside to clear neighbouring property, reduce radial spread by up to 2 metres on all other aspects of crown, and reduce height by up to 2 metres on one Sycamore tree of group G1

2016: Application for consent under Adur Tree Preservation Order No.162/6/72 (SU) of 1972 to crown lift up to 4 metres one Himalayan Birch T1 and one Hawthorne T10, reduce crown height by up to 7 metres one Ash T24, remove epicormic growth on one Ash T3, to remove selected stem / limb on one Sycamore T15 and one Hawthorn T26 and to fell and replace one Sycamore tree T4, all of group G1.2018: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to shorten tips of selected stems by up to 3m and lateral growth by up to 2m of four no. Sycamores (T9, T10, T18 & T20), to shorten tips of selected stems by up to 3m and lateral growth by up to 2m and removing central stem of one Sycamore (T14), to shorten tips of selected branches in the upper crown by up to 2m of one Ash (T35) and to remove small diameter branches to raise crown to 3m over pavement of one Birch (T36).

2021: Application for consent under Adur Tree Preservation Order No. 162/6/72 of 1972 to crown lift up to 4 metres one Birch tree T1, reduce radial spread by up to 1.5 to 2 metres Sycamore tree T15, remove selected secondary stem at 5 metres on northeast of Sycamore tree T17, remove two lowest limbs of Sycamore tree T21 and to reduce length of three limbs to the northeast by up to 1.5 to 2 metres Sycamore tree T23, all within group G1.

2023: Application for consent under Adur Tree Preservation Order No.162/06/72(Su) of 1972 to reduce crown height and radial spread by up to 2 to 2.5 metres one Beech tree T6.

Planning Assessment

The trees are four large matures; two Sycamore, one Beech, and one Ash tree all of group G4 that extends from adjacent to the pavement of Swiss Gardens to the Western corner of the main building. The trees are prominent to the area, and can be seen from many views.

The trees are:

Sycamore tree T4 of group G4
This tree is the closest to Swiss Gardens, in the Northeast corner of the grounds. The tree has a leaning single stem to 2.25 metres where it divides into two, each dividing again in to several tall slender stems at 6 to 7 metres, which form a tight array. Foliage begins from 1.5 metres where the first limbs or large epicormic growth emerges. The main crown is dense and wide spread.

The proposed works are to crown lift to the west by a further 1.5 metres (lift to up to 4 metres) to allow access and allow more light and air to pass beneath the crown.

Beech T8 of group G4
The Beech treeT8 of group G4, is growing on raised ground to the east of the main building. The tree has a large diameter single stem to a strong “Y” shaped division into two at 7 metres. Both stems are upright and mostly persist to the top. The main crown is dense and wide spread with some slightly over extended laterals.

Sycamore T9 of group G4
This tree is growing close to the Beech tree T4, with most of its crown intertwined. The sycamore tree has a single East leaning stem to 3 metres, where it then divides into 2 main stems that both continue to lean eastward with balancing limbs to the west, some of which are close to the building. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works to the Beech T4 and Sycamore T9 are to radial spread to west by up to 2 metres The works are to contain the spread of the crowns to abate possible future nuisance.

Ash tree T25 of group G4
This is the oldest of the four trees and located to the southwest of group G4. The tree has a large gnarled stem that leans westward to 8 metres, where it then corrects and persists to the top. The tree has foliage from ground level and a large secondary stem from 4 metres. The tree was originally twin stemmed with the remains of the second stem still being visible. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to pollard the tree, by reducing crown height by up to 3 to 3.5 metres. The works are to reduce weight in the crown, and prevent damage from possible tear outs, should any of the overextended limbs or stems fail.

These works 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 area.

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: 04/09/2023

Authorised by: PB Date: 4/9/23