Development Management – Delegated Officer Report **Date; 15/05/23**

Application Number	**AWDM/0393/23**
Address	**8 The Street Shoreham-by-Sea West Sussex BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2 metres, and crown lift up to 2 metres, one Silver Birch tree in the Old Shoreham Conservation Area.**

Date of site visit: 29/03/23

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

Proposal, Site and Surroundings

The application refers to a small to medium sized early mature located near the Southwest corner of the rear garden. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce radial spread and crown lift one Silver Birch tree.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group Council who did not respond.

Representations: None received.

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.

2020: Section 211 Notice under the Town & Country Planning Act 1990 to reduce height by 20%, reduce lateral spread beyond east boundary one Eucalyptus tree A, remove lateral growth and reduce overall height by 40% one Ornamental Cherry tree B in part of the Old Shoreham Conservation Area.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Leylandii tree T1 in the Old Shoreham Conservation Area.

Planning Assessment

The tree is a medium sized early mature growing in the rear garden. The tree is part of the area, and has limited public views.

The tree has a single stem to 2.25 metres, where it then divides into two. The north stem divides again from 2.5 metres with the south stem mostly persisting to the top that persists to the top of the high low crown where the stems divide again. The first limbs emerge from 2.3 metres and are mostly upright with the tertiary branches forming wider spread and lower hanging sections. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread by up to 2 metres, and crown lift up to 2 metres. The works are to contain the spread of the tree and allow beneath the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the 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: 15/05/2023

Authorised by: PB Date: 15/5/23