Development Management – Delegated Officer Report **Date; 02/08/22**

Application Number	**AWDM/1093/22**
Address	**St Julian's Church Hall Rectory Road Shoreham-by-Sea West Sussex BN43 6EB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres, trees of groups G1 and G2 in the Kingston Buci Conservation Area.**

Date of site visit: 07/07/22

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

Proposal, Site and Surroundings

The application refers to two distinct areas within the grounds of St Julian's Church Hall; the main Cemetery to the west of the Entrance driveway, and the wide border to the east. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to crown lift all trees.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who recommended approval, and to EHPH - Environmental Health Public Health and EHPS - Environmental Health Private Sector Housing, whom both responded with "No Comment"

Representations: None received.

Relevant Planning History

1977: The Kingston Buci 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 Adur District Council on the 13th April 1977.

2009: Crown lifting (to approx 5m) mixed trees bordering Rectory Road and along driveway (6 weeks prior notification of works to trees in Conservation Area)

2011: Crown lifting (to 2.5m) of trees in graveyard and removal of selected limbs of oak tree (6 weeks prior notice of works to trees in Conservation Area)

2020: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift by 5 metres to Sycamore trees T1, T2 and T3 and crown lift on east side to 5m to one Acer T4 in the Kingston Buci Conservation Area.

Planning Assessment

The trees are mostly large matures with some smaller more recently planted trees within the Graveyard section, labelled group 2 on the applicants plan. The trees are prominent to the area, and can be seen from many views.

Group G1
This area is to the east of the entrance drive, up to the boundary with 9 Rectory Road. The trees are predominantly Sycamores with four large tall mature trees, and only 2 to 3 other significant trees growing under the overall canopy of their crowns. The trees have several lower hanging limbs across the public pavement, the access drive and the neighbouring property. The area also has large sections of epicormic and basal growth along with a thick covering of Ivy.

Group G2
This is the main open Cemetery area and has several large mature trees, mostly Sycamore Beech Oak Hawthorn and Yew, with some other established specimen trees. The area also has a number of maiden trees planted within the last 10 to 15 years. The trees are mostly single stemmed to 2.5 to 4 metres, and have a much larger amount of low hanging branches and foliage than area G1.

The proposed works are to crown lift appropriate trees to give an overall clearance of up to 5 metres. The works are to allow access and allow more light and air to pass beneath the crowns.

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 Kingston Buci Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 02/08/2022

Authorised by: PB Date: 2/8/22