Development Management – Delegated Officer Report **Date; 22/10/2025**

Application Number	**AWDM/0847/25**
Address	**9 Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres Cherry T1, reduce crown height by up to 3 metres, reduce radial spread by up to 1 metre, Eucalyptus T2 and reduce back to boundary line Pittosporum T3 in the Shoreham Conservation Area.**

Date of site visit: 07/08/25

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

Proposal, Site and Surroundings

The application refers to a large early mature Pittosporum located near the centre of the northern boundary wall of the rear garden of 46 Southdown Road, and two smaller trees: a Cherry and a Eucalyptus located in the rear garden. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread Cherry T1, and Eucalyptus T2 and to reduce back to boundary line Pittosporum T3.

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.

2022: 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.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, reduce radial spread by up to 1 metre Pittosporum T1 and to reduce crown height 2 metres and radial spread by up to 0.5 metres Bay tree T2 in the Shoreham Conservation Area.

Planning Assessment

The trees are growing in the rear garden adjacent to Mill Road, where they are prominent to the area, and can be seen from many views. At the time of the site visit the works had already been carried out.

The proposed works were to reduce crown height and radial spread by up to 2 metres Cherry T1, reduce crown height by up to 3 metres, reduce radial spread by up to 1 metre, Eucalyptus T2 and reduce back to boundary line Pittosporum T3.

The works are to contain the size and spread of the trees, allow access and allow more light and air to pass the crowns.

These works in my opinion have been relatively minor in relation to the overall size, spread and crown form of the trees and have not significantly or adversely affected their appearance, amenity value, or contribution to the character of the Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 22/10/2025

Authorised by: PB Date: 22/10/25