Development Management – Delegated Officer Report **Date; 23/10/2024**

Application Number	**AWDM/1136/24**
Address	**Land Between Sunnyside And Stockwell House Queens Place Shoreham-by-Sea West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Fan Palm tree in the Shoreham Conservation Area.**

Date of site visit: 12/09/24

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 Fan Palm located near the centre of the Eastern boundary of the rear yard of the small workshop/garage between Sunnyside and Stockwell House, in Queens Place. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests of 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.

Planning Assessment

The tree is a small early mature Trachycarpus fortunei, (Chinese windmill Palm) growing in the rear yard area adjacent to the garage compound and parking area of Stockwell house and close to the rear garden of 31 Buckingham Road, which is outside of the Shoreham Conservation Area. The tree is part of the local landscape, and can be seen from the public road.

The tree has a single stem that persists to the top, with retained dead leaves from 4 metres, and the first live leaves from 6 metres. The main crown is dense and compact with most of the leaves being wind burnt, with fully green healthy leaves at the very top of the crown.

The proposed works are to fell and replace the tree. Given the damaged leaves, limited public views and the species, this tree is not considered worthy of a Tree preservation Order. Therefore consent to fell and replace is recommended.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Shoreham Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 23/10/2024

Authorised by: PB Date: 23/10/24