Development Management – Delegated Officer Report **Date; 25/07/19**

Application Number	**AWDM/0999/19**
Address	**Oxen Court Oxen Avenue Shoreham-by-Sea BN43 5AS**
Proposal	**Application for consent under Adur Tree Preservation Order No. 13.53/4/94/SU to crown lift up to 3m 2no. Lime trees (T13-T14) and Crown reduce height by 3m and radial spread by up to 2m, 3no. Maple (T15-T17).**

Date of site visit: 27/06/19

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

Proposal, Site and Surroundings

The application refers to two recent replacements to a line of Lime trees, and a group of Maples on the northern side of the grounds of Oxen Court. The trees are part of an established group, which are part of in the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to crown lift the Lime trees and continue the previous management regime of reducing the Maples.

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

1994: Adur Tree Preservation order Number 13.53/4/94(SU) of 1994 of confirmed on 24/04/1995.

1995: Pollarding Of 7 Lime Trees And One Elm (Subject To T.P.O 13.53/4/94/Su)

1998: Crown Lift (to 3m) 8 Lime Trees & Crown Thin, Lift (2-3m) & Lightly Re-Shape Side Growth Of 3 Maples (Tpo 13.53/4/94/Su)

1999: Re-Pollarding Of 8 Lime Trees and Crown Thinning/Lifting Of 3 Maple Trees (Subject To Tpo 13.53/4/94/Su)

2002: Re-Pollarding Of 7 Lime Trees & One Elm & 30% Crown Reduction/Cleaning Of 3 Maples (Subject To Tpo 13.53/4/94/Su)

2003: Fell Lime Tree at N. end (Tpo 13.53/4/94/Su)

2003: Felling Of 4 Lime Trees Subject To Tpo 13.53/4/94/Su Application Refused 07-03-2003 Appeal Dismissed 30-10-2003.

2006: Pollarding of 5 lime trees and one elm and 30% crown reduction of 3 maples (subject to TPO 13.53/4/94/SU)

2009: Re-pollarding of 8 lime trees (subject to TPO 13.53/4/94/SU)

2011: Crown reduction by 30% of 2 Red and 1 Green Maple trees (subject to TPO 13.53/4/94/SU)

2012: Pollarding of 6 Lime and 1 Elm tree back to original point subject to TPO 13.53/4/94 (SU)

2015: Application for consent under Adur Tree Preservation Order No.13.53/4/94(SU) of 1994 to reduce to previous points eight Lime trees T7 to T14, and to reduce radial spread by 2 metres, and reduce crown height by up to 3 to 4 metres, three Maple trees T15 T16 and T17.

Planning Assessment

The Lime trees are small immatures growing in the grounds of Oxen Court adjacent to a low retaining wall to the northern side of the complex. The Maple trees are larger early matures that are in a group on the lawn area closer to the main accommodation block.

The trees are;

Lime tree T13 to T14
These trees are replacements made to the run of Limes trees along the top of the low retaining wall from outside of No.1 Oxen Court eastward to the side of the steps adjacent to the block of flats numbered 13 – 15. The trees are both small with single stem extending to 1.8 on T13 to 4 metres on tree T14. Both trees have wide spreading limbs from near ground level, and have dense wide crowns.

The proposed works are to crown lift the two trees up to 3 metres, to allow pedestrian clearance to the adjacent footpath, and allow more light below the crowns.

Maple trees T15 16 and 17
These are a group of three trees in a slightly more formal stetting of the small grassed courtyard between the main buildings of Oxen Court. The trees have been reduced several times but have retained several stems and been maintained as small restricted trees rather than pollarded monoliths.

The proposed works are to reduce crown height by up to 3 metres, and reduce radial spread by up to 2 metres, on all three trees. These works are to contain the size and spread of the trees, abate nuisance and allow more light and air to pass around their crowns.
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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 their contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. 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: 25/07/2019

Authorised by: PB Date: 25/7/19