Development Management – Delegated Officer Report **Date; 29/03/21**

Application Number	**AWDM/0218/21**
Address	**54 Lesser Foxholes Shoreham-by-Sea West Sussex BN43 5NT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1 to 2 metres one Yew tree, and to fell one dwarf conifer tree in the Old Shoreham Conservation Area.**

Date of site visit: 23/02/21

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

Proposal, Site and Surroundings

The application refers to a small early mature Yew, and a younger smaller Conifer tree, located to the eastern side of the main building adjacent to the public pavement. The trees are a prominent part of the street scene and make varying contributions to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread by up to 1 to 2 metres one Yew tree, and to fell one dwarf conifer tree

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 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.

Planning Assessment

The trees are a small Conifer and a slightly larger Yew located on the eastern and Southern boundaries, adjacent to the junction of Lesser Foxholes and The Street. The trees are prominent to the area, and can be seen from several views. The trees are:

<u>Yew</u>
This tree is the larger of the two and growing on raised ground, with a retaining wall to the south that forms the boundary to the neighbouring property of St Nicholas House The Street. The tree has a

single stem to 2 metres, where it becomes twin. The first limbs emerge from 1.25 metres, and are heavily laden and wide spread. The main crown has no central leaders and a somewhat indistinct form that is dense and wide spread with some over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 1 to 2 metres. The works are to contain the size and spread of the tree and allow more light and air to pass around the crown.

Dwarf Conifer
The Conifer tree is located closer to the pavement and junction on lower ground. The tree was planted approximately 10 years ago and has grown to around 5 to 6 metres high. The tree has a single stem with dense foliage from ground level.

The proposed works are to fell, without planting a replacement. The tree was presumably planted to match other small ornamental conifers in the garden, but has grown too big for its location.

The works to the Yew tree, in my opinion would be relatively minor in relation to its overall size, spread and crown form and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Old Shoreham Conservation Area.

The works to the Conifer will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the area will minimal.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/03/2021

Authorised by: PB Date: 29/3/21