Development Management – Delegated Officer Report **Date; 08/11/22**

Application Number	**AWDM/1578/22**
Address	**28 Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to previous points Sycamore tree T1 in the Shoreham Conservation Area.**

Date of site visit: 04/11/22
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 Sycamore tree located near the centre of the northern boundary wall adjacent to the public footpath linking Mill Lane to Oxen Avenue. The tree is part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to re-pollard the tree to previous points.

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 responded that they recommend the application is approved.

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.

1994: Adur Tree Preservation order Number 13.53/4/94(SU) of 1994 confirmed on 24/12/1994.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread and crown height by up to 1 to 2 metres one Holm Oak tree T1 in the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to pollard to 3m stump 1 Sycamore (T1), fell to ground level 2 medium Western Red Cedars (T2 and T3) within the Shoreham Conservation Area.

2018: Application for consent under Adur Tree Preservation Order No. 13.53/4/94/(SU) to crown lift up to 5m and prune back overhanging branches on west side of one Sycamore tree (T2).

2019: Section 211 Notice under the Town & Country Planning Act 1990 to reduce height by 2m and reduction of radial growth by 2m of one Holm Oak in the south-west corner part of the Shoreham Conservation Area.

2018: Application for consent under Adur Tree Preservation Order No. 13.53/4/94/(SU) to crown lift up to 5m, crown thin by 10%, reduce height by 2-2.5m and reduce radial growth by 2-2.5m to one Sycamore tree (T2) (T1 shown on plan).

2021: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres, to previous points one Holm Oak tree T1 in the Shoreham Conservation Area.

Planning Assessment

The Sycamore tree T1 tree has twin stems from near ground level, giving the appearance of two trees when viewed from the public footpath to the north, but it is a single tree. The two main stems have both been pollarded at 4.25 metres where a mass of slender tightly forked upright stems emerge. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to re-pollard at the points made in 2018 to continue its management regime.

These works in my opinion would be large in relation to the overall size, spread and crown form of the tree, and will temporarily affect its appearance. In time the amenity value, and contribution to the character of the Shoreham Conservation Area will be restored.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 08/11/2022

Authorised by: PB Date: 8/11/22