Development Management – Delegated Officer Report **Date; 19/12/17**

Application Number **AWDM/1776/17**

Address **59 John Street Shoreham-by-Sea BN43 5DL**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to fell one Pine tree T1 in front garden and to fell one Eucalyptus tree T2 in rear garden.**

Date of site visit: 24/11/17

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

Proposal, Site and Surroundings

The application refers to two small to medium immature trees in the front and rear gardens of 59 John Street. The tree in the small front garden is a Pine, the rear garden tree a Eucalyptus. Both trees have public views, although the Pine is the most prominent.

Consent is sought to fell both trees.

The reasons for the works are primarily in the interests of abating nuisance, 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.

Planning Assessment

The trees are a small immature Eucalyptus growing in the rear garden, and a heavily reduced Scotts Pine adjacent to the northeast corner of the small, walled front garden. The trees are a part of the area: the Pine being the most prominent and contributing the most. The trees are:

<u>Pine tree T1</u>
The tree is a tall immature tree with a clear single curved stem to 3 metres. The tree has been reduced at some time in an attempt to contain its size; this has resulted in strong re-growth around the perimeter of the tree's crown with no central leaders. As the tree has developed laterally it has become closer to the building, which due to the nature of Pines cannot be successfully cut back. This greatly restricts the options for future management of the tree as the crown expands toward the dwelling and into the adjacent footpath of John Street.

The proposal is to fell the tree. The tree is unsustainable in its present form, and therefore has a limited life span.

Eucalyptus tree T2
This tree is growing against the northern boundary of the rear garden, where it is partially visible from West Street and the car park area of St Peters Church. The tree has a single twisted / curved stem to 2 metres, where it then divides into 3 to 4 main stems. Each of the secondary stems divide several times to the top of the crown. The main crown is dense and wide spread. The proposed works are to remove the tree.

The tree is a reasonable specimen, but of low amenity value and makes only a minimal contribution to the character of the Shoreham Conservation Area.

These works in my opinion would be relatively minor in relation to the overall number of the trees in the area, and would not significantly or adversely affect the appearance, amenity value, or 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: 19/12/2017

Authorised by: PB Date: 19/12/17