Development Management – Delegated Officer Report **Date; 11/02/16**

Application Number	**AWDM/1882/15**
Address	**34 Southdown Road Shoreham-by- Sea BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to points 1-1.2 metres below original points on two Lime trees G2 and to remove root suckers of Pittosporum (in rear garden and Portuguese Laurel (in front garden) in the Shoreham Conservation Area**

Date of site visit: 10/02/16

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

Proposal, Site and Surroundings

The application refers to two Lime trees in the rear garden of the property adjacent to its southern boundary. The trees not a part of in the street scene and make a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

The application also includes the removal of several small sapling shoots from a Pittosporum tree in the rear garden and a Bay tree in the front garden.

Consent is sought to re-pollard the Lime trees, and remove the tree saplings.

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

1993: 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

2010: Works to various trees in front and rear gardens (6 weeks prior notification of works to trees in a Conservation Area)

2012: Section 211 Notice under the Town and County Planning Act 1990 to fell 2 x Golden Marcocarpa, reduction works to Birch, Pittosporum, Holly and Yew (6 weeks prior notification of tree works in a Conservation Area.)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard two Lime trees in rear garden (within Shoreham-by-Sea Conservation Area).

2014: Section 211 Notice under the Town and Country Planning Act 1990 to remove the three lowest branches on the north side of one Pittosporum tree in the Shoreham Conservation Area.

Planning Assessment

The Lime trees are two pollarded matures growing in the rear garden adjacent to the boundary fencing. The trees both have large diameter single stems to 5 to 6 metres where they then divide into several large main stems that have each been pollarded at 7 to 8 metres. The small stem re-growth is dense and wide spreading.

The proposed works are to re-pollard the two lime trees up to 1 to 1.2 metres below the original pollard points. The works are to maintain the size and spread of the trees crown. Also proposed works are to remove unwanted tree samplings.

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 Shoreham Conservation Area

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 11/02/2016

Authorised by: PD Date: 11.2.16