Development Management – Delegated Officer Report **Date; 16/05/16**

Application Number	**AWDM/0592/16**
Address	**45 John Street Shoreham-by-Sea BN43 5DL**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to pollard (reduce up to 60%) one Goat Willow tree T1 and to fell one Bay tree T2 in the Shoreham Conservation Area..**

Date of site visit: 06/05/16

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

Proposal, Site and Surroundings

The application refers to two trees in the rear / side garden of the property, where it borders with the public pavement of North Street Shoreham-by-Sea. The trees are part of in the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to pollard one Goat Willow tree and to remove on Bay tree.

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

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 both small early matures growing in the garden adjacent to its southern boundary.

The trees are;

<u>Goat Willow T1</u>
This tree is toward the west side of the garden close to a small garden building. The tree is twin multi-stemmed from ground level, each stem dividing into multiple stems from 1 to 2 metres. The main stems are relatively large in diameter, with an upright habit. The main crown is dense and bushy with no central leaders or overall shape to the tree. The secondary branches all have cankers, which although disfiguring do not appear to be affecting the overall health of the tree.

The proposed works are to pollard the tree, reducing it in overall height and spread by up to 60%. These works are very heavy, however the condition of the tree would exclude it from being considered for a Tree Preservation Order, therefore the works are recommended for consent.

Bay tree T2
The Bay tree is a multi-stemmed bush or tree growing midway along the south side of the garden, directly adjacent to a flint boundary wall. The Bay has a large central stem and many smaller secondary stems that emerge from ground level and near ground level from the main bole. The stems extend to 1.5 metres, where each stem then divides into several smaller stems, forming a wide array of dense foliage. The proposed works are to remove the Bay due to its overall size and its proximity to the large garden wall. As the Bay appears to be growing partly beneath the wall it is clear that its continued presence is likely to become damaging. Also the Bay provides a limited contribution to the Shoreham Conservation Area, therefore consent to remove is recommended. There is no obligation for the Bay tree to be replaced.

These works in my opinion will be large in relation to the overall size and form of the trees and a significant amount of reduction will take place. However the affect on the Willow trees appearance will not be detrimental as the result will be to improve its amenity value and its contribution to the 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: 19/05/2016

Authorised by: PD Date: 31.5.16