Development Management – Delegated Officer Report **Date; 17/11/15**

Application Number	**AWDM/1488/15**
Address	**11 New Road Shoreham-by-Sea BN43 6RA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to original points one Ash tree in the Shoreham Conservation Area.**

Date of site visit: 27/10/15

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

Proposal, Site and Surroundings

The application refers to a single large multi-stemmed Ash tree in the garden of 11 New Road Shoreham-by-Sea. The tree is partially visible from the public road, and makes a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to re-pollard the tree to its original points, which will reduce the height and spread by up to 6 metres.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: None.

Representations: One received, from nearby Sunshine Nursey, no comments made but in support of the Application.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area was originally designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

Planning Assessment

The tree is a large sized early mature growing in the rear garden of the property, adjacent to its western boundary. The tree is multi stemmed, with each stem dividing at 4-5 metres, and then being reduced again at7-8 metres. The result is a slightly top heavy overbalance tree with a large dense and wide crown. The proposed works are to reduce the tree by up to 6 metres, bring the highest stems back to the last pollard point. The works are to contain the size and spread of the tree which is growing in a small garden.

These works in my opinion will be large in relation to the overall size and form of the tree and a significant amount of reduction will take place. However the effect on the 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, 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: 17/11/2015

Authorised by: PD Date: 18.11.15