Development Management – Delegated Officer Report **Date; 27/04/18**

Application Number	**AWDM/0382/18**
Address	**3 New Gardens West Street Sompting Lancing BN15 OAW**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to initiate pollard at 3 metres on one Willow tree T1 in the Sompting Conservation Area.**

Date of site visit: 06/04/18

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

Proposal, Site and Surroundings

The application refers to a small immature Willow growing near the southern boundary of the front garden adjacent to a tall retaining wall on the north side of West Street Sompting. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Sompting Conservation Area.

Consent is sought to reduce the height and spread of the tree, by initiating a Pollard.

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

Consultations: Letters sent to Sompting Parish Council who declined to comment claiming there is insufficient information. Also remarked re-application details, which have since been amended.

Representations: None received.

Relevant Planning History

1992: The property is within the Sompting Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The tree is an immature growing in a small verge to the south of the access footpath to 1 to 5 New Gardens Sompting, which divides the front gardens. The tree is located close to a tall retaining wall that is directly adjacent to the carriageway of West Street.

The tree is multi-stemmed from ground level with some stems girdling and fusing up to 2 metres, where the array of stems begins to separate and arch outwards. At 3 metres the outer stem correct to upright. The main crown is dense and wide spread with no central leader.

The proposed works are to initiate a pollard at 3 metres, greatly reducing the height and spread of the tree. These works are to contain the size of the tree crown, mainly due to its proximity to the retaining wall, and to allow access and more light into properties of New Gardens.

These works in my opinion will be large in relation to the overall size of the tree and a significant amount of change will take place. However it is considered that the works to the Willow tree T1 will not significantly or adversely affect the appearance, amenity value, or character of the Sompting Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 4/5/2018

Authorised by: PB Date: 4/5/2018