Development Management – Delegated Officer Report **Date; 04/08/16**

Application Number	**AWDM/1043/16**
Address	**St Pauls Lodge 2 - 4 Southdown Road Shoreham-by-Sea BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to pollard at 3.5 metres one Acer Drummondii in the Shoreham Conservation Area.**

Date of site visit: 27/07/16

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

Proposal, Site and Surroundings

The application refers to a single Acer tree in the rear grounds of the residential care home St Pauls Lodge. The tree is a Acer Drummondii which is a specific Variegated leaf species that forms a small to medium sized tree.

The tree is a part of an established group of trees, which line the perimeter of the grounds and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce the entire crown back to the level of sound wood: pollard at 3.5 metres.

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: The property is within the 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.

2012: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce one Norway Maple by 1.5 metres; to crown reduce by 0.75 metre and remove small crossing branches on one Bird Cherry; to crown reduce by 0.75 metre to 1 metre one Red Oak; to reduce by 0.5 metre to 1 metre one Apple; to reduce by 0.5 metre one multi stemmed evergreen; and to reduce by 0.75 metre one Hawthorn (Trees within the Shoreham Conservation Area).

2015: Section 211 Notice under the Town and Country Planning Act 1990 to remove 2 low branches on the west side, crown thin up to 20% and prune to give clearance of up to 2 metres one Oak tree T1, and to fell one Monterey Cypress tree T2 in the Shoreham Conservation Area.

Planning Assessment

The tree is a small to medium sized early matures growing in the rear grounds. The tree has a single slightly flattened stem to 3.5 metres where it then divides into multiple slender stems that form a wide arrayed and a broadly domed crown. The main crown has lost approximately 75% of its leaf cover, the southern half of the crown being clear and dead or dying leaves spreading into rest of the crown.

The proposed works are to reduce the crown back to its original pollard point at 3.5 metres. The works are being carried out to regenerate the tree.

These works in my opinion would be relatively minor in relation to the overall number, size and form of the trees in the area, and would not significantly or adversely affect the appearance, amenity value or contribution made 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: 04/08/2016

Authorised by: PD Date: 23.8.16