Hbarnes-moss **Development Control – Delegated Officer Report**

Application Number: AWDM/0106/13 Recommendation – Approve

Site: **34 Southdown Road, Shoreham-by-Sea, West Sussex BN43 5AN**

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

Date of site visit**:** 5th March 2013

Neighbours checked: Y
Additional neighbour notifications: N
Site Notice (Conservation Area): Y

Proposal, Site and Surroundings

This is a Notice under Section 211 of the Town and Country Planning Act 1990 of the intention to re-pollard two Lime trees situated in the rear garden of 34 Southdown Road, Shoreham-by-Sea and within the Shoreham Conservation Area.

The property is a detached house. It is situated on the east side of Southdown Road a short distance to the south of the junction of Mill Lane with Southdown Road.

The full works proposed are as follows:

Two Lime trees in rear garden – right-hand [southern] side:

Pollard the Lime nearest to the house to just below the original pollard knuckles (on the 3 main top stems only). Retain all lower growth for screening purposes.

Pollard second Lime tree to match, reducing the central stem and possibly the stem nearest the house to below the original knuckle.

Reasons: Situated in the rear garden, the subject trees have been maintained at this size by regular pruning. The suggested works are in keeping with this on-going maintenance programme. If left they would dominate the rear garden area and affect the reasonable enjoyment of the garden as well as cause excessive shade to the rear elevation of the property.

Consultations

The Council's Arboriculturist supports the proposed tree works, and comments:

"The two Lime trees are about 60+ years in age, with height of 8 – 10 metres. The trees are in generally good health with no major signs of damage or decay. Both trees have been regularly pollarded. Neither tree is visible from the road."

Representations

None received.

Planning Assessment

The two Lime trees are not readily visible from Southdown Road, and can only be seen by the public from Southdown Road, at a distance, through the narrow gap between Nos. 32 and 34 Southdown Road. The trees have been reduced in the past through repeated pollarding, which has kept their stature at a minimum of about 8 – 10 metres. Consequently, the trees in my view do not make a significant contribution to the character or appearance of the Conservation Area.

The re-pollarding of the two Lime trees in the manner proposed would be on-going maintenance, to prevent excessive shading from the trees to the rear of the property and the garden. As similar works have been accepted and agreed in the past, these repeated re-pollarding works, for the same reasons, are considered acceptable.

The applicant should be advised that the Council raises no objections to the proposed works to these trees and that the Council is not minded to protect the trees under a Tree Preservation Order.

Recommendation

That the applicant be advised that the Council raises no objections to the proposed re-pollarding of the two Lime trees and that the Council is not minded to protect these trees under a Tree Preservation Order.

Is recommendation contrary to letter(s) of representation? No

Case Officer: HBM Date: 5th March 2013

Authorised by: PD Date: 7.3.13