Development Management – Delegated Officer Report **Date; 21/10/20**

Application Number	**AWDM/1464/20**
Address	**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 back to previous points 2 Lime trees and reduce crown height and radial spread by up to 2 metres to 2 Pittosporum and 1 Bay, in the Shoreham Conservation Area.**

Date of site visit: 21/10/20

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

Proposal, Site and Surroundings

The application refers to two Lime two Pittosporum and a single Bay. The trees are in the rear garden of the property and each tree makes a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce the height of the Bay, and Pittosporum trees and to re-pollard back to last pollard points both Lime trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1993: 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

2010: Works to various trees in front and rear gardens (6 weeks prior notification of works to trees in a Conservation Area)

2012: Section 211 Notice under the Town and County Planning Act 1990 to fell 2 x Golden Marcocarpa, reduction works to Birch, Pittosporum, Holly and Yew (6 weeks prior notification of tree works in a Conservation Area.)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard two Lime trees in rear garden (within Shoreham-by-Sea Conservation Area).

2014: Section 211 Notice under the Town and Country Planning Act 1990 to remove the three lowest branches on the north side of one Pittosporum tree in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to points 1-1.2 metres below original points on two Lime trees G2, to remove root suckers of Pittosporum (in rear garden and Portuguese Laurel (in front garden) in the Shoreham Conservation Area

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Yew tree and reduce height of one Bay tree, one Laurel tree, and two Pittosporum trees all by 2-3m and reduce height of one Leylandii tree by 40% all within the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell 1no. Conifer and re-plant with different species within the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard back to last pollard points to 2no. Lime trees in rear garden.

Planning Assessment

The trees are three small early matures: Pittosporum and Bay in eastern end of the rear garden, and two larger mature Limes growing nearer to the main building to the Southwest of the rear garden. The trees are not easily visible from the public road, but do make varying levels of contribution to the general amenity of the area. The trees are:

Lime trees x2
The Lime trees are two pollarded matures growing in the rear garden adjacent to the southern boundary fencing. The trees both have large diameter single stems to 5 to 6 metres where they then divide into several large main stems that have each been pollarded at 7 to 8 metres. The small stem re-growth is dense and wide spreading.

The proposed works are to cut back both trees to the original pollard points. The works are to maintain the size and spread of the trees crown.

Pittosporum x2
The two Pittosporum trees are located on the northern side of the garden, adjacent to the boundary fence. The trees are both single stemmed to 1 to 3 metres, where they then begin to divide. The main crowns are both dense, with the eastern tree being wide spread, and the slightly smaller tree to the west being more compact.

Bay T4
This tree has a single stem that is clear to 1 metre, and persists to the top. The main crown is low dense and wide spread with some slightly over extended laterals.

The proposed works to both Pittosporums and the Bay tree are to reduce the crown height and spread of by up to 2 metres. The works are to contain the size and spread of the trees.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or 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: 21/10/2020

Authorised by: PB Date: 22/10/20