Expiry Date - 08/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0274/10 **Recommendation – Permit Application**

Site: **53 Southdown Road Shoreham-by-Sea West Sussex BN43 5AL**

Proposal: **Heavily crown-reduce ash tree adjoining front boundary back to original pollard points (6 weeks prior notification of works to tree in Conservation Area)**

The Application

An application has been submitted, giving six weeks prior notice of the intention to heavily crown reduce an ash tree at the front of 53 Southdown Road, within the Shoreham Conservation Area. The tree is in the south east corner of the garden and is overhanging the pavement and the neighbouring dwelling to the south at 51 Southdown Road.

Consultations and Representations

Consultations/Comments

Adur District Council: The Council's Assistant Parks Manager has stated that the tree is in a reasonable condition. However, there are several sections of dead wood in the main stems, and at least on bracket fungus present. This could indicate that the main stems are either hollow or have decayed wood in their centres. However the growth of the crown has not been affected by these defects. The tree is large for the area and could benefit from some reduction. The presence of fungi on one of the main stems would suggest that a re-pollarding could be considered.

Recommend crown reduction of up to 40% or to original pollard points.

ADCAG – Agree with Assistant Parks Manager's recommendation of *up to* 40% crown reduction (less rather than total)

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

Policies

Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Assessment of Tree

The tree is approximately 40 years old and has reached a height of approximately 18m. It is a very prominent tree and adds much to the character of the street scene. However, the applicant wishes to reduce the crown substantially back to the original pollard points. They have stated that there is visible fungal decay brackets and wish to carry out the works before there is branch failure and possible litigation.

The Council's Assistant Parks Manager agrees that it would benefit from some reduction and has stated that a reduction to the original pollard points would be acceptable. While this will have a significant impact upon its amenity value, the presence of the fungus and the possible risk of branch failure make such work regrettable but necessary.

Recommendation

Do not make TPO.

Case Officer Peter Barnett Date 1 September 2010