Development Management – Delegated Officer Report **Date: 25/08/23**

Application Number	**AWDM/1020/23**
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 to previous points two Lime trees in the Shoreham Conservation Area.**

Date of site visit: 02/08/23

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

Proposal, Site and Surroundings

The application refers to two small mature Lime trees near the Southwest of the rear garden, close to the boundary wall. The trees make a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to re-pollard both trees to previous points.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group, who did not respond.

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.

2020: 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.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 to 3 metres, reduce radial spread by up to 1 to 2 metres, and remove deadwood one Silver Birch tree in the Shoreham Conservation Area.

Planning Assessment

The trees are two small 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 a contribution to the general amenity of the area.

The two Lime 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 re-growth is dense and widespread. The main crowns combine to form a dense block of foliage from 2 metres.

The proposed works are to cut back both trees to the original pollard points. The works are to continue with the previous management regime, and to maintain the size and spread of the tree's crown.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 25/08/2023

Authorised by: Gary Peck Date: 25 August 2023