Development Management – Delegated Officer Report **Date; 27/09/23**

Application Number	**AWDM/1128/23**
Address	**45 John Street Shoreham-by-Sea West Sussex BN43 5DL**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard at 4 metres one Willow tree in the Shoreham Conservation Area.**

Date of site visit: 22/08/23

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

Proposal, Site and Surroundings

The application refers to a single Willow tree in the side garden of 45 John Street, where it borders the public pavement of North Street Shoreham-by-Sea. The tree is part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to re-pollard 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

1971: 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.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to pollard (reduce up to 60%) one Goat Willow tree T1 and to fell one Bay tree T2 in the Shoreham Conservation Area.

Planning Assessment

The tree is a small early mature Willow growing in the side garden close to the junction of John Street and North Street Shoreham-by-Sea, where it is prominent to the area, and can be seen from many views.

The tree is twin stemmed from ground level, each stem dividing into multiple stems from 1 to 2 metres. The main stems are relatively large in diameter, with an upright habit and have been pollarded at approximately 4 metres. The re-growth has formed a domed crown with the smaller uprights making a wide array. The main crown is dense and bushy with no central leaders.

The proposed works are to re-pollard at 4 metres, to contain the size and spread of the tree and allow more light and air to pass the crown.

These works in my opinion would be relatively large in relation to the overall size, spread and crown form of the tree, but within two to three seasons its appearance, amenity value, and its contribution to the character of the Shoreham Conservation Area, will have been restored.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/09/2023

Authorised by: PB Date: 27/9/23