Development Management – Delegated Officer Report **Date; 29/10/14**

Application Number	**AWDM/1422/14**
Site Address:	**Myrtle Cottage West Street Sompting BN15 OAX**
Proposal:	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one Holly tree in the Sompting Conservation Area.**

Date of site visit: 28/10/14

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

Proposal, Site and Surroundings

The application refers to one holly tree that is growing adjacent to the front garden wall of Myrtle Cottage West Street Sompting.

The tree is part of a line of trees and shrubs that form a tall hedge, which is part of in the street scene and makes a contribution to the character and visual amenities of the Sompting Conservation Area.

Consent is sought to fell one Holly tree from the group.

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

Consultations: Consultation letters sent to The Adur District Conservation Advisory Group, and to Sompting Parish Council. The comment received from Sompting Parish Council is that they object to the planned proposal to fell the holly tree, claiming there is no valid reason for its removal, as it is not damaging the property and is not diseased. The Adur District Conservation Advisory Group stated that they concur with The Parish Council's comments.

Closer inspection of the tree suggests that some damage is being caused to the low retaining wall adjacent to the highway, and that the Holly tree itself would not be considered worthy of a Tree Preservation Order under the criteria set out by the joint Worthing and Adur Planning Committee in 2012.

Representations: None received.

Relevant Planning History

1992: The property is within the Sompting Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The Holly tree is part of a tall boundary hedge along the front garden of Myrtle Cottage adjacent to the busy through road of West Street in Sompting Village.

The tree is around 8 metres tall with a single stem up to a pollard point at 4 metres. From this point the tree divides into three main stems extending to the 8 metre tip. There is foliage present on the tree from ground level, but this is limited to the south side of the tree where it has been incorporated into the tall hedge. The main crown of the Holly tree develops at around 4-5 metres. The tree is growing on raised land behind a low retaining wall that is directly adjacent to the highway: there is no public foot path on the north side of West Street at this point. The Holly tree would appear to be a part of the hedge that has been allowed to grow above the rest of the line.

The proposed works are to remove the Holly tree, due to concerns that it is causing damage to the front retaining wall. The Holly tree is not a significant individual tree, and would not be considered for a Tree Preservation Order.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees in the area and would not significantly or adversely affect the appearance, or amenity value of the Sompting Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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?
Yes – One representation from Sompting Parish Council, disputing the reason for felling.

Case Officer: JDS Date: 29/10/2014

Authorised by: PD Date: 13.11.14