Development Control – Delegated Officer Report

Application Number: AWDM/0932/12 **Recommendation –Refuse**

Site: **Oxon Court, Oxen Avenue, Shoreham-by-Sea, West Sussex**

Proposal: **Pollarding of 6 Lime and 1 Elm tree back to original point and clear stems subject to TPO 13.53/4/94 (SU)**

Date of site visit: -18.09.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to 6 Lime trees and 1 Elm tree which are in a row to the front of properties in Oxon Court, Oxon Avenue, Shoreham-by-Sea. The site is within the Conservation Area and the trees are subject to a group TPO 13.53/4/94 (SU). The trees are clearly visible within the street scene. The Limes trees are in reasonable condition, although they all have many cavities and defects they do not appear to be unsound. The Elm is multi stemmed and positioned at the end of the line of lime trees. There are no obvious signs of damage or decay. This tree is growing about 2 metres from the building.

Permission is sought to re pollard and clear stems if required of 6 Lime and 1 Elm tree, T7, T9, T10, T11, T12, T13, T14.

Relevant site history: Works to trees in group TPO Approved - SU/37/95/TP, SU/104/98/TP, SU/176/99/TP, SU/172/02/TP, ADC/0139/06, ADC/0332/09, AWDM/0723/11, felling of 4 Lime refused SU/261/02/TP, Fell Lime at north end approved SU/115/03/TP.

Consultations: ***Adur District Council: -*** The Assistant Parks Manager has recommended that the works be permitted.

Representations: 1 representation has been received from the owner occupier of 3 Oxon Court. The proposal to pollard the trees is supported. The trees reduce light and are unsightly from the property. Could it be arranged for the dead cankerous outcrops on the trunk be removed and a dead branch which is facing towards the road.

Relevant Planning Policies

British Standard: BS 3998 (2010): Tree Work - Recommendations

Planning Assessment

The trees are mature and prominent within the street scene, the works are considered necessary and are acceptable in this case. It is proposed that the

stems will be cleared on the trees as requested by the owner/occupier of 3 Oxon Court. The agent has been contacted to ensure that these works are carried out as part of the consent.

Subject to the works being restricted to that described, unless otherwise agreed in writing with the LPA, the application is considered acceptable.

Conditional consent is recommended.

Recommendation

Grant consent subject to:

1. The tree works shall be carried out in accordance with the revised specification of works, hereby permitted, unless otherwise agreed in writing with the Local Planning Authority, and carried out in accordance with the British Standard BS 3998 (2010) Recommendations for Tree Works, namely:-

(i) T7, T9, T10, T11, T12, T13, T14 – Pollarding of each tree back to original point and clear stems at the same time if required.
Reason: In the interests of visual amenity.

2. The approved tree works, to which Condition 1 of this consent relates, shall be carried out within a period of ONE YEAR from the date of this consent.

Reason: To save disfigurement of the trees, in the interests of visual amenity.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 18th September 2012

Authorised by: Jo Morin Date: 18 Sept 2012