Development Management – Delegated Officer Report **Date; 02/05/13**

Application Number **AWDM/0362/13** **Recommendation** **Approve**

Site Address; **Felbridge Waterdyke Avenue Southwick**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to reduce by 2m and to crown thin by up 10% 2 Sycamore trees, and to fell 1 lime in the Southwick Conservation area**

Date of site visit: 12/04/2013

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

Proposal, Site and Surroundings

The application refers to two large sycamore trees on the East boundary of the rear garden, and one medium sized Lime tree on the South border of Felbrigde Waterdyke Avenue in the Southwick Conservation area. The Sycamore trees are adjacent to Public Open Space which is part of Southwick Green, and is the site for the Southwick Cricket Club Pavilion. The Lime tree is further south and behind the development of Green Mews.

Consent is sought to reduce by up to two metres and crown thin by up to 10% the two sycamore trees and to fell the Lime tree, without replacing.

The reasons for the works are primarily in the interests of safety, and issues concerning light.

Consultations

None.

Representations: None received.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas ‘The Green and Church Lane’ area covered all buildings surrounding The Green and including the buildings on the corners of Cross Road, Roman Crescent, Southdown Road, Southwick Square, The Twitten, Watling Road, Victoria Road/Park Lane, Albert Road and Oldfield Crescent, together with all the buildings within Waterdyke Avenue.

Planning Assessment

The Lime tree is around 8 metres tall and has been pollarded at around 4 metres. The tree is partly visible from the Lower Green only between houses and the large Sycamore trees. The trees amenity value is further reduced by the fact that it has been pollarded and will need to be significantly reduced again. When this work is carried out the tree will not be visible from the highway. A replacement tree is not suggested as the tree would have little impact on the area and there are at present other trees that are more visible.

The two Sycamore trees have a significant impact on the local environment and its enjoyment by the public. They act as a screen to the nearby buildings of Green Mews and those in Waterdyke Avenue and provide a green back drop for the small section of open space.

The proposed works are to reduce the height of these trees by reduction of the longer branches by up to 2 metres and to thin the main canopy by up to 10%. These works will allow more light to pass through the crown and reduce the imposing impact of the trees on the relatively small garden.

Recommendation

Grant Consent, subject to the following Conditions:

1. Restrict works to the tree works specified in this submission, unless otherwise agreed in writing with the LPA and carried out within one year from the date of this consent and in accordance with the British Standard BS 3998 (2010) Tree Work - Recommendations

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 02/05/2013

Authorised by: PD Date: 2.5.13