Development Management – Delegated Officer Report **Date; 15/05/2025**

Application Number	**AWDM/0423/25**
Address	**26 Church Lane Southwick West Sussex BN24 4GB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2,5 to 3 metres, reduce selected stem to North, to first growth point, and remove two low stems to the East one Indian Bean tree T1, reduce radial spread to East up to 2 metres Oak T2 and to reduce crown height up to 2 metres and reduce radial spread by up to 0.5 to 2 metres one Eucryphia × nymansensis tree T3 in the Southwick Conservation Area.**

Date of site visit: 11/04/25

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

Proposal, Site and Surroundings

The application refers to two medium sized trees: an over mature Indian Bean Tree in the rear garden, and a taller younger Eucryphia × nymansensis tree T3 in the Northeast corner of the front garden, as well as a very large mature Oak tree in the neighbouring driveway of 28 - 30 Church Lane. The Oak and Eucryphia × nymansensis trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Southwick Conservation Area, the Indian Bean T1 is of a significant size and age, but only has restricted public views.

The proposed works are to reduce crown height and radial spread, reduce selected stem to North, to first growth point, and remove two low stems to the East the Indian Bean tree T1, reduce radial spread to East Oak T2 and to reduce crown height and radial spread Eucryphia × nymansensis tree T3.

The reasons for the works are primarily in the interests of abating nuisance, 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

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas; The Green Southwick Street and Church Lane.

2003: Application to remove dead wood from Indian Bean tree in the Southwick Conservation Area.

2005: Application to remove damaged limb, and crown reduce by up to 25% also reduce lowest limbs by up to 2-3 meters from Indian Bean tree in the Southwick Conservation Area.

2010: Application to remove lowest branch of Catalpa and reduce and reshape Walnut by 20% in rear garden. Cut back overhanging branches of Goat Willow on adjacent land to west. Trees in a Conservation Area 26 Church Lane Southwick Brighton West Sussex BN42 4GB

2013: Section 211 Application for proposed works to Indian Bean Tree within the Southwick Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and spread by 4-5m and shape and balance crown 1no. Walnut tree on west boundary, reduce height and spread by 2-3m and shape and balance crown of 1no. Walnut tree on north boundary and reduce bias side of crown of 1no. Indian Bean tree by approximately 4m all within the rear garden and within Southwick Conservation Area.

Planning Assessment

The trees are a large mature Oak growing in the neighbouring driveway, a Eucryphia × nymansensis in the front garden and a relatively large fully mature Indian Bean in the rear garden. The trees T2 and T3 are prominent to the area, and can be seen from many views. The trees are:

Indian Bean tree T1
The Bean tree has a large gnarled central stem, formed of several fused stems that begin to separate at 2 to 3 metres, becoming fully separated from 4 metres. The main stem has a deep split in its centre and has smaller stems and limbs emerging from 0.75 metres. The tree has been reduced several times to contain its size and avoid damage from over extended branches.There is some new growth to the top that has generated since the last reduction. The main crown is moderately dense and wide spread.

The proposed works are to reduce crown height and radial spread by up to 2,5 to 3 metres, reduce selected stem to North, to first growth point, and remove two low stems to the East. The works are to retain the tree, and increase its long term future.

Oak T2
This tree is T13 of of Adur District Council TPO 162/1/82 (SW) of 1982 growing to the Northwest of the main building of 26 Church Lane, in the neighboring driveway. The tree has a large diameter single stem to 10 metres, where it divides into several stems and laterals. The first limbs emerge from 4 metres. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce radial spread to the East by up to 2 metres. The works are to abate nuisance and allow clearance to the roof and building of 26 Church Lane. Although the tree is a part of a TPO, the works would be exempt, therefore included as part of this proposal.

Eucryphia × nymansensis tree T3
The Eucryphia × nymansensis tree has a single stem to 8 metres, where it then divides into mostly upright secondary stems. The first limbs emerge from 3 metres and a small diameter secondary stem emerges from 0.25 metres, which achieves an equal height in the crown. The main crown is unbalanced with mostly compact limbs and some wider protruding laterals.

The proposed works are to reduce crown height up to 2 metres and reduce radial spread by up to 0.5 to 2 metres. The works are 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 minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the Southwick Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/05/2025

Authorised by: PB Date: 15/5/25