Development Management – Delegated Officer Report **Date; 15/08/2024**

Application Number	**AWDM/0712/24**
Address	**6 Rooksacre Cottages West Street Sompting West Sussex BN15 0AX**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 0.5 metre one Whitebeam T2 and to fell and replace one Hazel tree T1 in the Sompting Conservation Area.**

Date of site visit: 16/07/24

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

Proposal, Site and Surroundings

The application refers to two small early mature trees; one Hazel and one Whitebeam, located along the Southern boundary wall, close to the pavement of West Street. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Sompting Conservation Area.

Consent is sought to reduce crown height and radial spread Whitebeam T2 and to fell and replace the Hazel tree T1

The reasons for the works are primarily in the interests of safety, 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

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

2021: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by 4 metres, and reduce radial spread by up to 1 metre Hazel T1, reduce crown height and radial spread by up to 1 metre Whitebeam T2, and to fell and replace Conifer trees T3 and T4 in the Sompting Conservation Area.

Planning Assessment

The Hazel and Whitebeam are two small immature trees growing in the front garden adjacent to the access driveway from West Street. The trees are prominent to the area, and can be seen from many views. The trees are:

Whitebeam T2
This tree has a leaning single slender stem that persists to 1 metre, where it then divides into several mostly ascending secondaries, with three slightly larger main scaffold stems, that divide again from 2 metres. The stems are clear to 3 metres where the first laterals emerge. The main crown is dense and moderately wide spread, mostly on small tertiary branches.

The proposed works are to reduce crown height and radial spread by up to 0.5 metre to contain the size and spread of the tree and maintain the amount of light and air that can pass around the crown.

Hazel T1
The Hazel T1 is more bush than formal tree, with multiple stems from ground level forming a dense mass of slender stems that each support small limbs and foliage from the base. The main crown is dense and compact.

The proposed works are to fell and replace the tree due to concerns regarding access and lines of site. The replacement trees proposed to be situated away from the entrance driveway. As the Hazel T1 is more of a shrub or bush than a tree a Tree Preservation Order would not be appropriate, therefore consent is recommended.

The works to the Whitebeam T2 in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Sompting Conservation Area. The felling of the Hazel T1 will be large in relation to the overall number of trees and a certain amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/08/2024

Authorised by: PB Date: 15/8/24