Development Management – Delegated Officer Report **Date; 25/06/19**

Application Number	**AWDM/0773/19**
Address	**12 Roman Crescent Southwick West Sussex BN42 4TY**
Proposal	**Section 211 Notice under the Town & Country Planning Act 1990 to fell one Mountain Ash part of the Southwick Conservation Area.**

Date of site visit: 19/06/19

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

Proposal, Site and Surroundings

The application refers to a tall early mature located near the southeast corner of the rear garden. The tree makes a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to fell the tree.

The reasons for the works are primarily in the interests of safety and amenity value.

Consultations: None.

Representations: One representation from nearby neighbour suggesting that other works be carried out to retain the tree.

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.

Planning Assessment

The tree is a tall immature growing in the rear garden in a recently cleared area of untended vegetation. The tree is partially visible from Roman Crescent.

The Mountain Ash tree has a single curved stem that emerges up to 0.75 metres from the centre on an elongated ground level stem. The stem persists to 6 metres, with laterals from 3.5 metres. The main laterals are mostly upright and compact. The main crown is dense and wide spread with some slightly over extended laterals, and unbalanced toward the south.

The proposed works are to fell the tree, with replacement being part of an overall garden design. The tree is visible from the public road, but only partially due to buildings and fencing etc. The tree is slightly compromised by the elongated ground level stem, possibly formed by the self-seeded tree growing in amongst dense vegetation. This has also affected the tree's general form being curved,

unbalanced and having a high top heavy crown. As the tree is compromised and provides a limited contribution to the Southwick Conservation Area, I do not consider that it is appropriate for a Tree Preservation Order.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will, in time, be compensated by replacement planting.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

Yes, the representation suggests other works could be considered that would retain the tree. This is agreed; however such works cannot be imposed on tree owners, only given or refused consent. As such the protecting of a tree in need of remedial works, in my opinion, is not within the range of the TPO provision or Adur and Worthing's TPO Survey and Decision Guide recommendations.

Case Officer: JDS Date: 28/06/2019

Authorised by: PB Date: 28/6/19