Development Management – Delegated Officer Report **Date; 17/08/20**

Application Number	**AWDM/1016/20**
Address	**49 Southwick Street Southwick West Sussex BN42 4TH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to prune back to allow 3m clearance of neighbouring property of one Holm Oak (T1) and to re-pollard to 3-4m to one Sycamore (T2), both within the Southwick Conservation Area.**

Date of site visit: 17/08/20

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

Proposal, Site and Surroundings

The application refers to two trees, a large early mature Holm Oak in the front garden, and a young multi-stemmed Sycamore to the rear of the property. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to and to reduce radial spread of the Holm Oak tree to give up to 3 metres clearance to the adjacent building. The reasons for the works to the Holm Oak tree are primarily in the interests of safety, abating nuisance, light issues and amenity value.

Consent is also sought to re-pollard at 4 metres and carry out associated works to the Sycamore tree in the rear garden. The reasons for these works are primarily in the interests of, light issues and amenity value.

Consultations: Letters sent to Adur District 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.

2013: Section 211 under the Town and Country Planning Act 1990 to prune back by 2 metres from neighbouring property to the south, one Holm Oak tree on south side of property (and within the Southwick Conservation Area)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce to give clearance to building of up to 3 metres, and crown lift up to 3.5 metres one Holm Oak tree T2, and to pollard at 4 metres one Sycamore tree T1 in the Southwick Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 2 metres one Cherry tree T1, to reduce radial spread by up to 2 metres one Holm Oak tree T3, and to fell one Elm tree T2 in the Southwick Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 for felling of one Sycamore tree and replacement with one Olive tree and felling of one dead Silver Birch tree in rear garden both within the Southwick Conservation Area.

Planning Assessment

The Holm Oak tree in the front garden of the property is an established feature of the area, being one of several large trees that line the west side of Southwick Street, within the Southwick Conservation Area. The Sycamore tree in the rear garden is less visible and makes a minimal contribution to the character of the area.

The trees are;

Holm Oak
A single stemmed tree to 5 metres, where the mostly upright main scaffold limbs emerge. The stems are clear to 6-7 metres with some low hanging secondary limbs, and some secondary branches that are close to the main building. The proposed works are to reduce the spread of the tree to allow a clearance of up to 3 metres to the adjacent biulding.

Sycamore
This is a single stemmed tree to 2 metres, where the stem divides into multiple stems. The tree is dense and wide spread, and is slightly top heavy. The proposed works are to re-pollard the tree at 4 metres, which will effectively remove the tree from any public view, for the next two to three seasons. Given the condition of the tree and its location away from the main road, this tree would not be considered for protection.

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: 17/08/2020

Authorised by: Gary Peck Date: 17 August 2020