Development Management – Delegated Officer Report **Date; 12/03/24**

Application Number	**AWDM/0040/24**
Address	**The Poplars Roman Crescent Southwick West Sussex BN42 4TY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace Sycamore tree T1 in the Southwick Conservation Area.**

Date of site visit: 12/01/24

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature located near the northern side of the main building in the front garden of the property. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to fell and replace Sycamore 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

1976: The property is within The Southwick Conservation Area that was first designated in June 1976.

2011: Thinning of Sycamore tree in front garden (6 weeks prior notice of works to a tree in a Conservation Area)

2021: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread to previous points, up to 2 metres and crown thin up to 20% one Sycamore tree T1 in the Southwick Conservation Area.

Planning Assessment

The tree is a medium to large mature growing in the front garden of The Poplars, which is one of a cluster of houses accessed from Roman Crescent to the north and Southwick Street to the east. Although the tree is prominent in its direct locality the area has limited public views.

The tree has a single stem to 2.75 metres, where it then divides into two tightly forked stems that persist to 10 metre, where each stem has been repeatedly pollarded, forming large knuckles. The first

significant limbs emerge from 6 metres. The main crown has a distinct oval shape, and is dense with some slightly over extended laterals.

The proposed works are to fell and replace the tree, due to concerns regarding its proximity to the building. Although a reasonable tree, particularly when in leaf, the main crown has been repeatedly pollarded and lost its natural form. The tree is relatively close to the building, and not widely visible from public areas. Individually these reasons would not normally justify the felling of the tree but given its species condition and secluded location the tree could not be considered as suitable for protection with 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 Southwick Conservation 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: 12/03/2024

Authorised by: PB Date: 12/3/24