Development Management – Delegated Officer Report **Date; 15/09/23**

Application Number	**AWDM/1097/23**
Address	**24 Church Lane Southwick West Sussex BN42 4GB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres, one Conifer tree T1 in the Southwick Conservation Area.**

Date of site visit: 21/08/23

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

Proposal, Site and Surroundings

The application refers to a large mature bright leaved Leyland Cypress located near the centre of the northern boundary wall of the rear garden. The tree is a prominent part to the local landscape and makes a limited contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce crown height.

The reasons for the works are primarily in the interests of 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: Southwick Conservation Area was designated in June 1976 and included three distinct and separate areas: Manor House, The Green and Church Lane.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2.5 metres and reduce radial spread by up to 1.5 metres one Prunus tree in the Southwick Conservation Area.

Planning Assessment

The tree is a large mature Conifer growing in the rear garden adjacent to the boundary with the set back property of 28 Church Lane. The tree is part of the area, with limited public views.

The tree has a large main central stem that supports multiple secondary stems from 0.25 metres. The secondary stems are slender with curved sections touching the ground in a “candelabra” formation typical of the species, that all mostly persist to the top of the crown. Foliage is from ground level to the South of the tree, and from 2 metres to the North where the clear stems are more visible. The main crown is dense and very wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 2 metres to contain the size of the tree, form a more uniform flat top to the crown, and allow more light to the adjacent properties.

These works 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 Southwick Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/09/2023

Authorised by: PB Date: 15/9/23