Development Management – Delegated Officer Report **Date; 23/08/19**

Application Number	**AWDM/1123/19**
Address	**11 Amelia Close Southwick West Sussex BN42 4AJ**
Proposal	**Application for consent under Adur Tree Preservation Order No. 2 of 2015 to 20% crown reduction, approximately 1.5m off top and 20% crown thin to 1no. Holm Oak T1.**

Date of site visit: 29/07/19

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

Proposal, Site and Surroundings

The application refers to a single Holm Oak tree in the rear garden of 11 Amelia Close. The tree is part of a number of established trees which are mostly within the Public Open space of Croft Avenue Rest Gardens directly to the west of the property. The tree is a part of the street scene and makes a significant contribution to the character and visual amenities of the adjacent Southwick Conservation Area.

Consent is sought to reduce height and radial spread of the tree and crown thin.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2009: Demolition of care home and redevelopment to provide 9 flats (6 two-bedroom and 3 one-bedroom) and 5 houses (3 two-bedroom and 2 three-bedroom), 15 car and 25 bicycle parking spaces and associated landscaping, utilising enlarged existing access. Application Permitted.

2015: Adur Tree Preservation order Number 13.53/2/15(SW) of 2015 confirmed on 28/09/15.

2015: Application for consent under Adur Tree Preservation Order TPO 13.53-2-15(SW) of 2015 to remove back to suitable point nearest source the Western stem, reduce up to 5 to 6 metres to suitable point the northern stem, reduce radial spread by up to 2 to 3 metres, and crown lift up to 7 metres one Holm Oak tree T1

2015: Application for consent under Adur Tree Preservation Order No. TPO 13.53-2-15(SW) of 2015 to fell and replace one tree Holm Oak tree T2 and one Sycamore tree T4. Refused.

2017: Application for consent under Adur Tree Preservation Order 13.53/2/15(SW) to fell and replace one Holm Oak tree T1. Refused. Appeal Dismissed

2018: Application for consent under Adur Tree Preservation Order No. 13.53/2/15 (SW) to reduce eastern side by up to 1m to one Holm Oak T2, reduce eastern and southern sides by up to 1m to one Holm Oak T3, reduce height and crown spread by up to 2m to one Acer T5 and to fell and replace one Acer T4. Split Decision Refused – Felling of Acer T4.

Planning Assessment
The tree is a large mature growing in the rear garden of 11 Amelia Close providing a link to trees in the adjacent public open space of Southwick Square (previously known as Croft Avenue Rest Gardens). The tree is visible from many views around Croft Avenue and Southwick Street, and was retained as an intrinsic part of the design of the Amelia Close development.

The tree is multi-stemmed from ground level, with three main stems that are partially fused for up to 2.5 metres where they then begin to separate. The three main stems are mostly clear up to 5 to 7 metres, following previous works to allow light to pass to all windows of the adjacent properties. The crown has a slight lean toward the north, is dense and very high. Recent works to clear trees in the adjacent Southwick Square Gardens has made the tree more prominent and visible to the area.

The proposed works are to reduce crown height by up to 1.5 metres, and a crown reduction of up to 20% in radial spread, which equates to approximately 1.5 to 2 metres, and crown thinning by up to 15 to 20%. The works are to contain the size and spread of the tree, abate nuisance allow access beneath and allow more light and air to pass through the crown.

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 area.

Recommendation

Grant Consent, subject to the following Conditions:

1 The proposed works, hereby permitted, shall be restricted to;

i Reduction in crown height of up to 1.5 metres

ii Reduction in radial spread of up to 1.5 to 2 metres, 1.5 overall with up to 2 metres on the longest most extended laterals.

iii Crown thinning of up to 15% to 20%

only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?
No

Case Officer: JDS Date: 23/08/2019

Authorised by: PB Date: 23/8/19