Development Management – Delegated Officer Report **Date; 25/09/20**

Application Number	**AWDM/1293/20**
Address	**10 Spinnals Grove Southwick West Sussex BN42 4DU**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to remove lower limb over lawn, reduce height by 1m and associated works one Magnolia; to fell and replace one Cordyline and to prune for fruit production one Apple tree in the Kingston Buci Conservation Area.**

Date of site visit: 25/09/20

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

Proposal, Site and Surroundings

The application refers to three small trees in the rear garden of 10 Spinnals Grove: one Magnolia, one Apple and a Cordyline or Torquay Palm. The trees are only partially visible from the public highway and make a limited contribution to the Kingston Buci Conservation Area.

Consent is sought to remove lower limb over lawn, reduce height by 1m and associated works one Magnolia; to fell and replace one Cordyline and to prune for fruit production one Apple tree

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

Consultations: None.

Representations: None received.

Relevant Planning History

1977: The Kingston Buci Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by Adur District Council on the 13th April 1977.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce height by up to 1.5 metres, crown reduce radial spread by up to 1.5 metres one Magnolia tree, and to fell one Cypress tree in the Southwick Conservation Area.

Planning Assessment

The trees are three small immatures growing in the rear garden of 10 Spinnals Grove, where they are only partially visible from the public road. The trees are:

<u>Magnolia T1</u>
The Magnolia tree is in the northeast corner of the rear garden. The tree is single stemmed to the 1.5 metre crown break, extending to an overall height of 5 to 6 metres. The main crown is dense and wide spread and has a slight over balance to the southwest with some over extended laterals.

The proposed works are to remove lower limb over lawn, reduce height by up to 1 metre and associated works. The works are to contain the size and spread of the tree and allow access to the adjacent lawn area.

Apple T2
The Apple tree T2 is a small young tree near the southeast corner northeast corner of the rear garden. The tree has a slender single stem to the 2.5 metre crown break, extending to an overall height of not more than 4 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to prune as required to optimise its fruit production. Such works do not require Local Planning Authority consent.

Cordyline T3
This tree is the furthest south of the three. The tree has a single stem to 4 metres, where it then divides into two, with each dividing again into the multiple leaf cluster in the top 1 to 2 metres of the crown.

The proposed works are to fell and replace the tree. The reason given to replace the tree are that it is too large for the relatively small rear garden. Although this is not considered to be a sufficient reason for felling, it is also considered that there would be no public interest in preserving the tree, therefore consent is recommended.

These works to the Magnolia and Apple tree, 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 Kingston Buci Conservation Area.

The felling of the Cordyline tree T3, in my opinion will be slightly more significant in relation to the overall number of trees although no significant amount of change will take place. Also the 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: 25/09/2020

Authorised by: PB Date: 25/9/20