Development Management – Delegated Officer Report **Date; 03/04/19**

Application Number	**AWDM/0314/19**
Address	**58 The Green Southwick West Sussex BN42 4FS**
Proposal	**Application for consent under Adur Tree Preservation Order No. 2 of 2017 to reduce by 3m and thin by 20% two Sycamores part of Group G1.**

Date of site visit: 03/04/19

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

Proposal, Site and Surroundings

The application refers to 2 large mature Sycamore trees located near the south west corner of the "L" shaped rear garden of the recently developed 58 The Green. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce height and radial spread, and crown thin both trees.

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

Consultations: None.

Representations: One representation from nearby neighbour objecting to the proposals as being excessive.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas 'The Green and Church Lane' area covered all buildings surrounding The Green.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to Re-Pollard to original points one Sycamore tree in the Southwick Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Poplar tree in the Southwick Conservation Area.

2017: Adur Tree Preservation Order No.2 of 2017 confirmed 17/10/2017.

2019: Section 211 Notice under the Town & Country Planning Act 1990 to fell one Sycamore tree at rear of property, part of the Southwick Conservation Area.

Planning Assessment

The trees are large matures growing in the rear garden adjacent to the access driveway to the Channings at the rear of 52 - 56 The Green, are prominent to the area, and can be seen from many views. The trees are:

Sycamore T1 of G1
This tree is to the eastern side of the group closest to the southeast corner of the rear garden. The tree has two stems: a large main upright stem that persists to 8 metres, and a smaller secondary stem that emerges from 0.5 metres on the west side and extends to approximately 10 metres. The main stem divides into several stems from 8 metres, the secondary stem begins to stagger and divide from 4 metres. The main crown is moderately dense and wide spread with some slightly over extended laterals.

Sycamore T2 of G1
The Sycamore tree T2 of G1 is to the west of the group. This tree has 3 main stems from ground level that are upright becoming angled outwards from 3 metres. Each stem mostly persists to the top, with some dividing. The main crown is denser than T1 and slightly less wide spread.

The proposed works for both trees are to reduce height and radial spread by 3 metres and crown thin up to 20%. These works are slightly vague, and/or overestimated, and have been amended by condition.

These works are to contain the size and spread of the tree and allow more light and air to pass through the crowns.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works to the two Sycamore trees of group G1, hereby permitted, shall be restricted to;

   i Reduce crown height by up to 1 to 2 metres.

   ii Reduce radial spread by up to 1 to 2 metres, and up to 3 metres on the lower most extended laterals.

   iii Crown thinning of up to 15%

   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?

Yes, objection claiming works are excessive; this has been addressed by conditions.

Case Officer: JDS Date: 03/04/2019

Authorised by: PB Date: 3/4/19