Development Management – Delegated Officer Report **Date; 25/09/14**

Application Number **AWDM/1180/14**

Site Address: **The Cricketers P.H. The Green Southwick BN42 4GF**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to fell two Sycamore trees and one Horse Chestnut tree in the Southwick Conservation Area.**

Date of site visit: 28/08/14

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

Proposal, Site and Surroundings

The application refers to three trees in the car parking area of The Cricketers P.H. The Green Southwick. There are two Sycamore trees in the northeast corner and one Horse Chestnut tree in the south west corner. The Horse Chestnut tree is the most prominent of the three trees.

Consent is sought to fell all three trees.

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

Consultations: The Adur District Conservation Area Group were contacted for comments, none were received.

Representations: One representation received from a neighbour at 18 The Green objecting to all three trees being felled, claiming that they all contribute to the character of the Southwick Conservation Area.

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.

Planning Assessment

The trees are one medium sized Horse Chestnut tree in the south east corner, and wo Sycamore trees in the Northeast corner of the grounds of The Cricketers P.H.

<u>Horse Chestnut T1</u>
This is a small to medium sized tree growing in a border in the southwest corner of the car park. The tree is one of several trees and shrubs that run along the low wall adjacent to the junction of The Green and The Twitten. The tree is part of an established group of trees, which are prominent in the

street scene and make a significant contribution to the character and visual amenities of the Southwick Conservation Area.

The Horse Chestnut T1 is single stemmed to a formative crown at 2 metres, where multiple large diameter stems extend to around 8 -9 metres. The main crown is low and wide spreading with a rather sparse leaf cover. Unfortunately the general condition of this Horse Chestnut tree is poor. The leaves are small and chloritic (yellowing) in addition to the more common wind burn and leaf minor. There are several large comprising cavities, and splits in the bark at the base of the tree. The main crown also has severe dieback. As this tree is unlikely to survive for more than 5 to 10 years the proposed felling of the tree is recommended for consent. As the application state that the Horse Chestnut tree T1 is “Dead” a replacement tree will be required.

Sycamore T2
This is a small sized trees growing in a confined area close to the boundary fence, and the building of 44 Southwick Square. There are multiple small shoots around the base of the tree, with one main stem to a 2.5 metres crown break which extends to 9 metres. The main crown is dense and top heavy, with wide spreading secondary branches.

Sycamore T3
This is a slightly larger and older tree than T2, with twin stems from ground level which divide into multiple stems at 2 -3 metres. As with T1 this tree is growing in the same confined space and is close to the fencing and adjacent building, with most of the crown over the roof. The main stems have included bark, and there is evidence that the tree has been cut back several times. There are some dead branches and die back within the crown of the tree, however the tree remains vigorous.

The proposal for both Sycamore trees is to fell. Given the unsuitable location, and the low quality of the two trees they would not be considered suitable for a Tree Preservation Order. Therefore it is recommended that consent is given to fell. The proposal for these two trees is to fell to abate nuisance, therefore the owners are not obliged to provide replacement trees.

These works in my opinion would be relatively minor in relation to the overall number size, and form of trees in the area and would not significantly or adversely affect the appearance, or the amenity value of the Southwick Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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*

2. If within five years following replanting, any of the replacement trees die or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced

tree, unless the Local Planning Authority gives written approval to any variation.

Reason: *in the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

Yes one representation

Case Officer: JDS Date: 24/09/2014

Authorised by: Jo Morin Date: 15.12.2014