Development Management – Delegated Officer Report **Date; 02/08/18**

Application Number	**AWDM/0946/18**
Address	**45 The Green Southwick West Sussex BN42 4FY**
Proposal	**Application for Section 211 Notice under the Town and Country Planning Act 1990 to remove Sycamore tree T1; small Ash tree T2, small sycamore T3 and medium Holly T4 all to ground level.**

Date of site visit: 05/07/18

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

Proposal, Site and Surroundings

The application refers to four small to medium early mature trees located in the rear garden. The trees are a part of the character of the Southwick Conservation Area.

Consent is sought to fell and replace all four trees.

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

Consultations: None.

Representations: One Representation from nearby neighbour objecting to a misapprehension that the works referred to trees on Southwick Green.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to remove one Sycamore tree in the Southwick Conservation Area.

Planning Assessment

The trees are all located in the rear garden that is mostly obscured from public view. There are two trees on the southern boundary: one Sycamore and one Ash, another Sycamore close to the north side and a small Holly tree growing directly adjacent to a small brick built out building that is incorporated into the western boundary wall. The trees are:

<u>Sycamore T1</u>
This is the furthest east of the four trees, and is twin stemmed from ground level with a poor union between the stems. The main crown is dense and upright and moderately wide spread.
The tree has no distinct shape or form and is not readily visible from the public road.

<u>Ash T2</u>

The Ash tree is the largest of the four. The tree has a single stem to 2.25 metres, where it is then twin stemmed to the top of the crown. The main crown is dense and wide spread with some slightly over extended laterals. The tree is not readily visible from any public land or road.

Sycamore T3

The Sycamore T3 is a young tree which appears to have been “forced” by neighbouring plants and structures into a tall slender stemmed tree. The main crown is dense and wide spread. This tree is not visible from any public land or road.

Holly T4

This is a small twin-stemmed tree growing alongside the roofless remains of an outhouse, built into the western boundary flint wall. The tree has a 0.25 metre section of included bark between the two stems, which separate completely at 1 metre, with the main crown which is dense with many small water shoots developing from 1.5 metres. The intention is to retain the brick built building which would not be feasible if the tree were to be retained. The tree is not publicly visible.

The proposed works are to fell and replace all four trees. As the trees are mostly hidden from public view, and are of limited amenity value, they would not be considered suitable for Tree Preservation Orders: therefore consent is recommended.

The proposed removal of these four trees in my opinion would be relatively minor in relation to the overall size and number of the trees in the area and would not significantly or adversely affect the appearance, amenity value, or 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: 02/08/2018

Authorised by: PB Date: 2/8/18