Development Management – Delegated Officer Report Date; 10/04/15

Application Number	**AWDM/0292/15**
Address	**Sussex County Lawn Tennis Club 61 Kingston Lane Southwick BN42 4BR**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2-2.5 metres on one Sycamore tree to the South west of courts (T1), Crown lift up to 4 metres seven Sycamore trees on eastside (T2) and to fell one Sycamore tree in North West Corner (T3) in the Southwick Conservation Area.**

Date of site visit: 05/03/15

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

Proposal, Site and Surroundings

The application refers to nine trees in the grounds of the Sussex County Lawn Tennis Club. These include 1 single tree and 8 trees that are part of a line or group. Most of the trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to reduce radial spread on one tree, crown lift seven trees and fell a single Sycamore tree T3 in the northwest corner of the grounds.

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

Consultations: None.

Representations: One received from neighbour at 11 Spinnals Grove, objecting the the felling of the Sycamore tree T3 near the north east corner of the Tennis Courts. The objection is made on the basis that no reason had been given for the trees removal. Although the Tennis Club has not made a written argument for the trees removal, the tree is not in my opinion worthy of a Tree Preservation Order, due to its previous maintenance and its low amenity value.

Note - It is not a requirement of a Conservation Area application to give reasons for tree works.

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.

Planning Assessment

The trees T1 and T2 are medium sized early matures growing in the grounds of Tennis Club adjacent to its west and east boundaries. T1 is a tall slender Sycamore tree that is part of a line of trees that run from Kingston Lane to the southeast corner of 9 Spinnals Grove. The 7 trees referred to in the application as T2, are a line of pollarded Sycamores that run north to south along the Tennis Clubs eastern boundary adjacent to the entrance driveway to 27 Park Lane. The single stand alone tree; Sycamore T3, is of a similar category to the other trees but as a specimen does not have the cohesion of being part of a group of trees. As such it is considered that this tree makes less of a contribution to the Kingston Buci Conservation Area.

The proposed works are to reduce radial spread by up to 2 to 2.5 metres on the over extended lateral branches of tree T1, and to crown lift the seven Sycamore trees T2. These works are standard works to maintain the size of form of the trees, and allow access beneath the trees of T2.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees and would not significantly or adversely affect their appearance, amenity value or their contribution to the character of the Kingston Buci 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*

Is recommendation contrary to letter(s) of representation?

Yes objection from one neighbour, as no reason was given for the removal of tree T3. Although no reason was given it is not considered that this tree as a single specimen is worthy of a Tree Preservation Order.

Case Officer: JDS Date: 09/04//2015

Authorised by: PD Date: 9.4.15