Development Management – Delegated Officer Report **Date; 24/04/17**

Application Number	**AWDM/0434/17**
Address	**47 Southwick Street Southwick BN42 4TH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres one Holm Oak T4, Crown lift up to 4 metres and reduce radial spread by up to 2 to 3 metres, one Holm Oak T5, and to fell four trees: Holm Oak T3, Oak T6, and Leylandii T1 and T2, in the Southwick Conservation Area.**

Date of site visit: 03/04/17

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

Proposal, Site and Surroundings

The application refers to a number of mostly large mature trees growing along the east and south boundaries of the front garden. Most of the trees are prominent parts of the street scene and make a significant contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to crown lift two Holm Oak trees and to fell and replace two Leylandii one Holm Oak and one Oak tree.

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

Consultations: None.

Representations: None received.

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 reduce radial spread by up to 2 metres, and to crown lift up to 4 metres two Holm Oak trees in the Southwick Conservation Area.

Planning Assessment

The trees are four large matures: 2 Holm Oak and 2 Leylandii, 1 small Holm Oak and one medium early mature Oak. The Holm Oak and Leylandii are growing along the eastern boundary of the property adjacent to the public footpath of Southwick Street. The Oak tree is set further back close to the southern boundary wall with number 13 Southdown Road.

The trees are:

Leylandii trees T1 and T2
These are a pair of large tall Leylandii trees growing near the north east corner in the front garden. The trees are both prominent to the area, and can be seen from many views.

Tree T1 is closest to the northeast corner and has large diameter single stem single stem to 2.5 metres, where it then divides into multiple stems. The main crown is high, dense and widely spread. The Leylandii tree T2 equally tall and wide spread, with its dense crown forming from 2.5 metres, on a single stem that persists to 10 metres, where it then becomes twin stemmed to the top of the crown.

The proposal is to fell and replace both trees. Although these are large prominent trees, the species in not significant to the Southwick Conservation Area, and the inevitable management required to such tall Leylandii would exclude them from being suitable for a Tree Preservation Order.

T3 Holm Oak
This is a much smaller tree growing beneath the large wide canopy of Holm tree T4. The tree has a single stem to 0.5 metres where it then divides into two with a wide “Y” shaped union. The two main stems appear to have been “Forced” into tall clear slender and stems in competition for light. This has resulted in a mature sprawling high crown that is intertwined with the larger Holm Oak and provides minimal contribution to the area.

The proposal is also to fell this tree, to allow more space within the front garden and due to its low amenity value.

T6 Oak tree
This is a deciduous Oak growing directly against the tall boundary wall along the south side of the property, where it is less visible from the public road and surrounding areas.

The tree has a single stem to 5 metres, where it then becomes multi-stemmed. There are also two large stems emerging from the main stem: one at 1 metre on the south, and one at 2 metres to the east. The tree has exposed roots where it appears to be growing on a small earth mound against the base of the wall, which suggests a poor anchorage.

The proposed works are to fell the tree. This is due to its location adjacent to the wall and close to the main building garage and driveway.

Holm Oak T4
T4 is north of the vehicular access from Southwick Street, on the eastern boundary of the front garden. The tree is twin stemmed from ground level, with each stem dividing into multiple stems from 2 to 3 metres. The main crown is formed a large array of slender stems, with some wider spreading and low hanging limbs.

The proposed works are to crown lift up to 4 to 5 metres, and reduce radial spread by up to 2 to 3 metres. These works are to contain the size and spread of the crown and allow access beneath the crown and abate possible future nuisance.

Holm Oak T5
This is the tree is near the southeast corner of the front garden of 47 Southwick Street. The tree is single stemmed to 2 metres where it then divides into 2 to 3 stems that were each historically reduced at 5.5 metres. This has formed a large array of slender stems. The tree has no central leader, with a broadly domed shape to the crown.

The proposed works for this tree are to crown lift up to 4 to 5 metres to allow access beneath the crown.

The works to trees T4 and T5 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 area Southwick Conservation Area. The felling of trees T1 T2 and T3 will be large in relation to the overall number of trees and a significant amount of change will take place. However the affect on the Southwick Conservation Area will be minimal as the trees make only a limited contribution to the area's character and amenity.

Recommendation

Grant Consent, Not subject to Conditions:

Although there are no conditions, the application includes the replacement of the existing trees. Therefore the Decision Notice should include the following:

This proposal includes the replacement of the existing trees. As this is part of the consent, please can you ensure that Adur and Worthing Council receive notification of details of the new trees, regarding species type and planting location, within 2 years of the existing trees being felled.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 25/04/2017

Authorised by: PD Date: 12.5.17