Development Management – Delegated Officer Report **Date; 17/03/15**

Application Number	**AWDM/0190/15**
Address	**Southwick Community Centre 24 Southwick Street Southwick BN42 4TE**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 2.5 metres crown thin 30% one Cherry tree T1, Remove epicormic / young growth from trunk one Sycamore tree T2, and to remove four selected branches near wall and guttering of one Cherry tree T4, in the Southwick Conservation Area.**

Date of site visit: 13/02/15

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

Proposal, Site and Surroundings

The application refers to two trees in the inner courtyard and one tree in the parking area of Southwick Community Centre 24 Southwick Street Southwick. The trees are part of a number of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to crown lift and crown thin one Cherry tree, and remove large epicormic growth from one Sycamore tree in the Courtyard of the Centre, and to prune back away from building one Cherry tree on the eastside of the car parking area to the northwest of the centre.

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

Consultations: None.

Representations: None received.

Relevant Planning History

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

Planning Assessment

The trees are two small Cherry trees and one larger early mature Sycamore tree. The Cherry tree T1 in the Courtyard area is clearly visible from the road through the pedestrian entrance to the Centre from Southwick Street. The Sycamore tree T2 is visible from a wider area due to its overall height, and the Cherry tree T1 is in the open plan parking area, where it can be seen from many views.

The trees are:

Cherry T1
This is a small ornamental grafted Cherry, with a single stem to 2 metres, where the mainly horizontal scaffold limbs emerge. The main crown is dense and wide spread, making the tree slightly top heavy. There are several areas of damage and decay in the main limbs of the crown.
The proposed works for this tree are to crown lift up to 2,5 metres, and to crown thin by up to 30%. These works will allow access beneath the tree, for the adjacent footpath, and reduce the overall weight in the crown.

Sycamore T2
The Sycamore tree T2 is the largest of the three trees with a single stem to 3 metres, which then divides into three main stems that each persist to the top of the crown. The tree has a slight lean to the main stem and some distorted twisted patterns of growth in the main crown. A large limb has been removed from the north side of the tree, where several large epicormic stems have developed. The proposed works are to remove the epicormic growth back to the main bole. These works are maintain the high crown of the tree.

Cherry T4
This is a larger more upright Cherry tree that T1, with a single stem to 1.5 metres, where it then divides into several upright stems that then divide again at 3 metres. The main foliage emerges at 4 to 5 metres. The crown is dense mostly upright, with a reduction point at approximately 7 metres. The proposed works are to remove 4 main branches closest to the building, to the eastside of the tree. This is to abate nuisance from limbs growing against the guttering and roof.

These works in my opinion would be relatively minor in relation to the overall 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 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*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 17/03/2015

Authorised by: PD Date: 23.3.15