Development Management – Delegated Officer Report **Date; 26/03/15**

Application Number	**AWDM/0277/15**
Address	**55 Southwick Street Southwick BN42 4TH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and reduce radial spread by up to 4 metres one Ash tree T1, and to fell one Sycamore tree T2 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 two trees; a large mature Ash in the front garden adjacent to Southwick Street, and a smaller younger Acer tree in the rear garden adjacent to the southern side of the house. The Ash tree is an established part of the street scene and makes a contribution to the character and visual amenities of the Southwick Conservation Area. The Acer tree is less visible and of less importance to the area.

Consent is sought to re-pollard the Ash tree T1, and to remove the Acer T2.

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

Consultations: None.

Representations: None received.

Relevant Planning History

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

Planning Assessment

Ash tree T1
The Ash tree is a large mature growing in the front garden of 55 Southwick Street adjacent to the public footpath and highway and visible from many views. The tree has a stout single stem to 3 metres, which divides into several large stems up to 5 metres where the tree has been repeatedly pollarded. A further reduction has more recently been carried out at 7 to 8 metres. The tree is in reasonable health although there are several areas of decay and the weight on the main stems may become an issue over the next for to five years.

The proposed works for this tree are to re-pollard to the original points, which will reduce the overall height of the tree by up to 4 metres. This will have a significant affect on the appearance of the tree, but is considered necessary to retain and extend the life expectancy of the tree.

Acer T2

The Acer tree T2 is a smaller younger tree growing along the southern side of 55 Southwick Street, adjacent to the access drive way for 53a. The tree is partially visible from the road, and has a lesser impact on the area than the Ash tree T1. The tree is single stemmed to 4 metres, where the dense wide spreading crown develops. The tree has been previously reduced in height and spread, possible due to its proximity to the main building and garage. Although the tree is a reasonable specimen, it would not be considered for a Tree Preservation Order.
The proposed works are to remove this tree.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees in the area, 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: 26/03/2015

Authorised by: PD Date: 27.3.15