Development Management – Delegated Officer Report **Date; 25/02/20**

Application Number	**AWDM/0004/20**
Address	**The Rectory Church Lane Southwick West Sussex BN42 4GB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 2.5 metres two False Acacia trees T2 and T3 and to fell and replace one Sycamore tree T1 in the Southwick Conservation Area.**

Date of site visit: 12/02/20

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

Proposal, Site and Surroundings

The application refers to three small to medium sized mature trees, two located near the eastern boundary with Church Lane, and one close to western side of the main building. The trees are of varying prominence to the street scene and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to crown lift two False Acacia, and to fell and replace one Acer, referred to in the application as Sycamore tree T1.

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

Consultations: Letters sent to ADCAG - Adur Conservation Area Advice Group, who did not reply.

Representations: None received.

Relevant Planning History

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

2010: Reduce Sumach by 50%, reduce canopy of Malus by 30% and remove lower overhanging branches of Yew to 2 metres (No.30 Church Lane) (6 weeks prior notice of works to trees in a Conservation Area)

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell Elm tree (T1)

Planning Assessment

The trees are two early mature False Acacia growing in the rear garden adjacent to the footpath of Church Road, and one mature Acer tree near the western boundary. The trees are prominent to the area, and can be seen from many views. The trees are:

Acer T1
This tree has a compound bole that becomes three separate leaning stems from 1 metre, the western stem terminates at 5.5 metres, with the east and central stems persisting to 8 metres, where they begin to divide. The tree has foliage and a heavy incursion of Ivy from ground level. The main crown is sparse and moderately wide spread.

The proposed works are to fell the tree due, to its overall poor health and its distinct lean towards the main building. There is also a large fungal bracket at the base of the tree suggesting it may be compromised, therefore the proposed fell and replacement is recommended for consent.

False Acacia T2
The False Acacia tree T2 is towards the southern end of the tall flint wall that runs along Church Lane. The tree is the taller of the two, with a straight sing stem to 8 metres, where it begins to divide. The first laterals emerge from 3 metres.

False Acacia T3
The second False Acacia tree has a single stem to 6 metres, where it becomes two stems that both mostly persist to the top of the crown. A large secondary stem emerges from 1.7 metres, the stem is then clear to 1.5 metres. The main crown is dense and wide spread with some lower hanging laterals.

The proposed works are to crown lift both trees up to 2.5 metres. The works are to allow access beneath the crown within the garden and to provide clearance to the adjacent public pavement.

The works to the two False Acacia 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 Southwick Conservation Area.

The felling of the Acer tree T1 in my opinion 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 area will be compensated by the planting of a replacement tree.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 25/02/2020

Authorised by: PB Date: 25/2/20