Development Management – Delegated Officer Report **Date; 10/01/15**

Application Number	**AWDM/0006/15**
Address	**Street Record Church Lane (Adjacent to 57 The Green) Southwick**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Sycamore tree in the Southwick Conservation Area.**

Date of site visit: 07/01/15

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

Proposal, Site and Surroundings

The application refers to a single street tree in pavement of Church Lane Southwick, which is adjacent to the property of 57 The Green. The tree is a 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 Southwick Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: One received from neighbour at 55 The Green. This representation is in support of the works to fell the tree, but does not support it being replaced. The replacement tree will be planted as part of WSCC Highways 2015/16 planting programme, species type and location are yet to be confirmed, but will not be adjacent to 57/57a The Green.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas: Manor House, The Green and Church Lane.
2010: Application to Re-pollard 3 Sycamore trees on pavement to south of 57 The Green (6 weeks prior notification of works to trees in a Conservation Area)
2014: Application to Re-pollard 3 Sycamore trees in the Southwick Conservation Area.

Planning Assessment

The tree is one of three medium to large sized mature Sycamores growing along the North side of Church Lane adjacent to No 57 The Green. The trees are an established feature of the Southwick Conservation Area.

The tree is 8 metres tall having been recently re-pollarded, there is minimal branch work at the top of the tree and all epicormic growth on the main trunk has been removed.. There are several cavities and areas of damage on the somewhat gnarled main stem .

The proposed works are to fell the tree due to nuisance being caused in the form of lifting a nearby low garden wall, at number 57 The Green. Although the tree is a feature of the area its relatively low amenity value does not sufficiently outweigh the damage to nearby property. As the tree is not considered worthy of being protected the proposed felling and replacement is therefore recommended

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 the appearance, amenity value or 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: 10/02/2015

Authorised by: PD Date: 12.5.15