Development Management – Delegated Officer Report **Date; 31/05/2024**

Application Number	**AWDM/0410/24**
Address	**Champion House Social Club 9 Southdown Road Southwick West Sussex BN24 4FT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Leylandii tree T1 in the Southwick Conservation Area.**

Date of site visit: 24/04/24

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

Proposal, Site and Surroundings

The application refers to a large mature Leylandii tree located near the centre of the northern boundary wall adjacent to the access way of Mulberry Lodge Southwick Street. The tree is a prominent part of the local landscape and makes a contribution to the character 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 light issues and amenity value.

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: Two representations received from nearby neighbours, both in support of the proposed works.

Relevant Planning History

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

Planning Assessment

The tree is a large mature Leylandii growing in the rear grounds adjacent to the combined boundary wall and fencing. The tree is prominent to the area, with limited public views.

The tree has a large diameter single stem to 1 metre where it then divides into four to five main upright secondary stems, that each divide again from 6 to 7 metres. The first significant laterals emerge from 2 metres. The main crown is dense and widespread with some over extended laterals.

The proposed works are to fell and replace the tree, due to concerns from neighbours regarding the overall size of the tree and shading issues. Due to the location and species of the tree it is not considered to be worthy of protection by a Tree Preservation Order, and its removal will not have a significant effect on the visual amenities of the Southwick Conservation Area.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 31/05/2024

Authorised by: PB Date: 31/5/24