**Development Management – Delegated Officer Report** **Date; 07/01/2025**

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| **Application Number** | **AWDM/1314/24** |
| **Address** | **Sussex County Croquet Club Victoria Road Southwick West Sussex BN42 4DJ** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 3 metres, crown lift up to 5 metres, and crown thin 20% Sycamore trees T1 & T4 and Lime trees T2 & T3 in the Kingston Buci Conservation Area.** |

**Date of site visit:** 12/12/24

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

**Proposal, Site and Surroundings**

The application refers to two Sycamore trees and two Lime trees in the east side of grounds of the Sussex County Croquet Club. The trees are part of a line of large, tall trees, which are part of the street scene and make a contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to reduce crown height and radial spread by up to 3 metres, crown lift up to 5 metres, and crown thin 20% Sycamore trees T1 & T4 and Lime trees T2 & T3 in the Kingston Buci Conservation Area.

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

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

**Representations:** One representation received from a nearby neighbour in support of the proposed work.

**Relevant Planning History**

1977: The Kingston Buci Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by Adur District Council on the 13th April 1977.

1987: Adur Tree Preservation order Number 162/1/87/(SW) of 1987 confirmed on 17/08/1987.

2008: Thinning and reduction (including felling of 1 within group) of sycamore trees subject to TPO 162/1/87/SW and works to other trees within Conservation Area.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce by up to 2 metres to previous pruning points two Lime trees in the Kingston Buci Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2-3 metres, reduce radial spread by up to 1 to 2 metres, and crown thin up to 10% two Sycamore trees T2 & T3 and one Lime tree T1 in the Kingston Buci Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce by 2m and crown thin by 20% one Sycamore tree (T2 on plan) within the Kingston Buci Conservation Area.

**Planning Assessment**

The trees are two four high crowned mature trees that form part of a line along the eastern boundary of the Sussex Croquet Club grounds. The two lime trees are the closest to the Club house and are adjacent to the rear gardens of 61 and 63 Victoria Road Southwick.

The trees are;

Sycamore tree T1
This tree is at the Southern end of the line growing in between the Club House and other low rise buildings and a semi hard standing accessed from Victoria Road. The tree has a single stem with mature bark that persists to 4 metres, where it then divides into two upright parallel stems that each divide from 8 metres. The first laterals emerge from 7 metres. The main crown is dense and wide spread.

Lime tree T2
The Lime tree T2 is to the North of the small group of low rise buildings. The tree has a single stem to 5 -6 metres where it divides into several large diameter stems which break into multiple stems at 7-8 metres. The main crown is high and wide spread with lateral secondary limbs spreading further. There are also some lower hanging secondary branches to the outer edges of the crown.

Lime T3
T3 is a slightly younger smaller tree with a single stem to 4 metres where it then becomes twin stemmed. The two stems develop the crown at 8 metres which is dense and has some longer low hanging limbs to southeast side. The main crown is slightly A-symmetrical, being wider and denser to the southeast side.

Sycamore tree T4
This tree has a large diameter mature barked single stem that persists to 5 -6 metres where it divides into two large diameter stems which break into multiple stems at 7-8 metres. The main crown is high and wide spread with lateral secondary limbs spreading further. There are also some lower hanging secondary branches to the outer edges of the crown, and some epicormic growth from 3 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works to all four trees are to reduce crown height and radial spread by up to 3 metres, crown lift up to 5 metres, and crown thin 20%. The works are to contain the size and spread of the trees, allow access beneath and allow more light and air to pass through the crowns.

These works 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 Buci Conservation Area.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date:07/01/2025

Authorised by: PB Date: 7/1/25