Development Management – Delegated Officer Report **Date; 27/11/14**

Application Number **AWDM/1471/14**

Site Address: **49 Southwick Street BN42 4TH**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to reduce to give clearance to building of up to 3 metres, and crown lift up to 3.5 metres one Holm Oak tree T2, and to pollard at 4 metres one Sycamore tree T1 in the Southwick Conservation Area.**

Date of site visit: 05/11/14

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 early mature Holm Oak in the front garden, and a young multi-stemmed Sycamore to the rear of the property. The trees are 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 crown lift the Holm Oak tree and to reduce its spread to give up to 3 metres clearance to the adjacent building. The reasons for the works to the Holm Oak tree are primarily in the interests of safety, abating nuisance, light issues and amenity value.

Consent is also sought to pollard at 4 metres and carry out associated works to one Sycamore tree in the rear garden. The reasons for these works are primarily in the interests of, light issues and amenity value.

Consultations: Consultation letters sent to the Adur Conservation Advisory Group. Comments received were that the works should be approved at the discretion of the inspecting Officer.

Representations: None received.

Relevant Planning History

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

2013: Section 211 under the Town and Country Planning Act 1990 to prune back by 2 metres from neighbouring property to the south, one Holm Oak tree on south side of property (and within the Southwick Conservation Area)

Planning Assessment

The Holm Oak tree in the front garden of the property is an established feature of the area, being one of several large trees that line the west side of Southwick Street, within the Southwick Conservation Area. The Sycamore tree in the rear garden is less visible and makes a minimal contribution to the character of the area.

The trees are;

Holm Oak
A single stemmed tree to 5 metres, where the mostly upright main scaffold limbs emerge. The stems are clear to 6-7 metres with some low hanging secondary limbs, and some secondary branches that are close to the main building. The proposed works are to crown lift the tree to 3.5 metres, so as to allow access beneath the tree for the front garden of the property and for the access lane to the south of the tree. Works also proposed are to reduce the spread of the tree to allow a clearance of up to 3 metres.

Sycamore
This is a single stemmed tree to 2 metres, where the stem divides into multiple stems. These stems form two separate main crowns which have both been reduced previously at around 9 metres. The tree is dense and wide spread, and is slightly top heavy. The proposed works are to pollard the tree at 4 metres, which will effectively remove the tree from any public view, for the next two to three seasons. Given the condition of the tree and its location away from the main road, this tree would not be considered for protection.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees and would not significantly or adversely affect the appearance, or the amenity value 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: 27/11/2014

Authorised by: PD Date: 27.11.14