Development Management – Delegated Officer Report **Date; 06/01/20**

Application Number	**AWDM/1832/19**
Address	**Sussex County Lawn Tennis Club 61 Kingston Lane Southwick West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 1 to 1.5 metres and crown thin up to 15 to 20% one Sycamore tree T1; to crown lift up to 2 to 3 metres, re-shape/reduce spread up to 1 metre, trees of group G1; and to re-pollard to previous points and associated works Sycamore trees and Horse Chestnut tree of group G2 in the Kingston Buci Conservation Area.**

Date of site visit: 07/08/19

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

Proposal, Site and Surroundings

The application refers to groups located along the east side of the site and one individual tree close to the southwest entrance. The trees are all prominent parts of the street scene and make a significant contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to reduce radial spread and crown one Sycamore tree T1, to crown lift, re-shape/reduce spread, trees of group G1, and to re-pollard to previous points and associated works Sycamore trees and Horse Chestnut tree of group G2.

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

Consultations: None.

Representations: None received.

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.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2-2.5 metres on one Sycamore tree to the South west of courts (T1), Crown lift up to 4 metres seven Sycamore trees on eastside (T2) and to fell one Sycamore tree in North West Corner (T3) in the Southwick Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard 10 Sycamore trees and to reduce radial spread by up to 1.5 metres and reduce crown height by up to 2 metres one Purple Leaved Plum tree in the Kingston Buci Conservation Area.

2019: PREAPP - Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 1 to 1.5 metres and crown thin up to 15 to 20% one Sycamore tree T1; to crown lift up to 2 to 3 metres, re-shape/reduce spread up to 1 metre, trees of group G1; and to re-pollard to previous points and associated works Sycamore trees and Horse Chestnut tree of group G2 in the Kingston Buci Conservation Area.

Planning Assessment

The trees are of varied size, the smaller being those of group G1 which were recently reduced. The trees of group G2 are taller with the largest / tallest being the single Sycamore T1. The trees are all prominent to the area, and can be seen from many views. The trees are:

Sycamore T1
This tree has several stems from ground level and near ground level. There are three main larger stems that mostly persist. The foliage is mostly on the north side due to the suppression from the larger tree directly to the south. The main crown is dense to the North with some fused stems and branches lower in the crown.

The proposed works are to reduce radial spread by up to 1 to 1.5 metres and crown thin up to 15 to 20%. These works are to contain the size and spread of the tree, and allow more light and air to pass through the crown.

Group G1
Group G1 is the north part of the line of trees that runs from Park Avenue along the eastern boundary to level with the middle of the southernmost Tennis Court. The trees of group G1 form an informal group that extends from Park Avenue to the northern end of the Club building. The previous works were to re-pollard the larger trees and reduce others. The re-growth has been varied and the main crowns are mostly dense with some being wider spread. Also there is a heavy Ivy incursion to most of the trees.

The proposed works are to crown lift up to 2 to 3 metres, and re-shape/reduce radial spread by up to 1 metre. These works are to contain the size and spread of the trees and allow access beneath.

Group G2
This is the southern half of the main line of trees, which includes those behind the Club House, which are growing in a more naturalized area, and the more individual specimens to the south growing in a more formal maintained lawn setting. Most of the trees of G2 are mature pollards with tall re-growth. The main stems of the older trees have some deep fissures and cavities. The main crowns are moderately dense and wide spread with some slightly over extended laterals. These trees have not received any recent works.

The proposed works are to re-pollard to previous points and carry out associated works, to maintain the size and spread of the trees.

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 Kingston Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 08/01/2020

Authorised by: PB Date: 8/1/20