Development Management – Delegated Officer Report **Date; 24/04/2025**

Application Number	**AWDM/0299/25**
Address	**55 Southwick Street Southwick West Sussex BN42 4TH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown thin up to 15% one Ash tree T4, and to fell and replace Silver Birch T1 Rowan T2 and Apple tree T3 in the Southwick Conservation Area.**

Date of site visit: 20/03/25

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

Proposal, Site and Surroundings

The application refers to three trees in the rear garden: a Silver Birch, one Apple and a dead Rowan that are all mostly low prominence and a large mature Ash in the front garden adjacent to Southwick Street, that is an established part of the street scene and makes a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to crown thin up to 15% one Ash tree T4, and to fell and replace Silver Birch T1 Rowan T2 and Apple tree T3.

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

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

Representations: None received.

Relevant Planning History

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

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and reduce radial spread by up to 4 metres one Ash tree T1, and to fell one Sycamore tree T2 in the Southwick Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Holly tree in the Southwick Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to previous points one Ash tree in the Southwick Conservation Area.

Planning Assessment

The trees are three small trees in the rear garden: an immature Silver Birch, a dead Rowan, and an over mature Apple tree, all of which provide only a limited contribution to the Conservation Area, and a much larger mature Ash (T4) growing in the Northeast corner of the front garden of 55 Southwick

Street adjacent to the public footpath and carriageway. This tree is prominent to the area, and can be seen from many views. The trees are:

Silver Birch T1
This tree has a thin single stem that persists to within 2 metres of the top, with the first limbs emerging from 6 metres. The tree has minimal foliage with mostly dead branches and a very sparse crown.

Rowan T2
The Rowan tree T2 has a single stem to 3.75 metres where it divides into 2 upright stems both with minimal branches. The main stem is mostly dead with a large area of exposed wood and flaking bark. The main crown is compact and defoliated.

Apple tree T3
This tree has leaning gnarled stem with several areas of damage and a long section of exposed wood. The crown has some buds but is mostly dead.

The proposed works are to fell and replace the Silver Birch T1 Rowan T2 and Apple tree T3 due to poor condition.

Ash tree T4
The Ash tree has a stout single stem to 3 metres, which divides into several large stems that have been repeatedly pollarded at 5 to 6 metres. The tree is in reasonable health although there are several areas of damage and decay. The tree has begun to re-grow from the last pollard, with some taller individual stems that protrude from the domed main crown.

The proposed works are to crown thin by up to 15% removing the tallest leaders and stems across the adjacent pavement to retain the overall shape of the crown.

The works in my opinion to the Ash would be relatively minor in relation to its overall size, spread and crown form and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Southwick Conservation Area.

The works to the Silver Birch T1 Rowan T2 and Apple T3 will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 24/04/2025

Authorised by: PB Date: 24/4/25