Development Management – Delegated Officer Report **Date; 04/07/16**

Application Number	**AWDM/0766/16**
Address	**1 Amelia Close Southwick BN42 4AJ**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/2/15 of 2015 to reduce height and radial spread by up to 2 metres two Holm Oak trees T2 and T3.**

Date of site visit: 20/05/16

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

Proposal, Site and Surroundings

The application refers to two Holm Oak trees in the frontage of the block of flats of Amelia Close Southwick. The trees are part of an established group of trees, which are a prominent part of in the street scene make a contribution to the character and visual amenities of the area and the nearby Southwick Conservation Area.

Consent is sought to reduce crown height and radial spread by up to 2 metres on both trees.

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

Consultations: None.

Representations: One representation received, requesting more works be carried out. The suggested additional works being crown lifting / removal of epicormic growth. This work can be considered but cannot be added to this application.

Relevant Planning History

2009: Demolition of care home and redevelopment to provide 9 flats (6 two-bedroom and 3 one-bedroom) and 5 houses (3 two-bedroom and 2 three-bedroom), 15 car and 25 bicycle parking spaces and associated landscaping, utilising enlarged existing access. Application Permitted.

2015: Adur Tree Preservation order TPO 13.53-2-15(SW) of 2015 confirmed on 28/09/15.

2015: Application for consent under Adur Tree Preservation Order No. TPO 13.53-2-15(SW) of 2015 to fell and replace one tree Holm Oak tree T2 and one Sycamore tree T4. Refused.

Planning Assessment

The trees are growing in the southwest corner of the grounds near croft Avenue and the adjacent Rest Gardens. The trees along with three others, were previously protected by the Planning Consent for the development Amelia Close. The trees are visible from many views around Southwick Street,

Croft Avenue and the Public Open Space of Croft Avenue Rest Gardens, and make a significant contribution to the area.

The trees are both large mature trees that were previously a part of the Public Rest Gardens of Croft Avenue.

Holm Oak T2
This is a mostly clear (with some epicormics) single stemmed tree to 12 metres where it then divides into two main stems. The tree has its first significant lateral emerging at 11 metres, on the east side extending toward the main building. The crown is very high and becomes denser toward to its top.

Holm Oak T3
The Holm Oak tree T3 is growing adjacent to T2, being slightly further south of the two. The tree has a large diameter single stem that extends to 4 metres, where it then divides into two. The two stems are one larger central stem that divides again at 8 metres, and a slightly smaller secondary stem that extends toward the southwest. There is evidence of a third stem on the tree having been removed or lost at an earlier stage. This has resulted in a deep but contained cavity.

The proposed works for both trees are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the trees and to allow clearance from the main building.

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 or their contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   {\b Reason}: {\i In the interest of visual amenity.}

   Reason: *In the interest of visual amenity***.**

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 04/07/2016

Authorised by: PD Date: 4.7.16