Development Management – Delegated Officer Report **Date; 16/12/22**

Application Number	**AWDM/1737/22**
Address	**Pendennis Roman Crescent Southwick West Sussex BN42 4TY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 3 metres one Horse Chestnut tree T1 and one Field Maple T3, to reduce crown height and radial spread by up to 1 to 2 metres one Acer T2, crown lift up to 4 metres one Walnut tree T4, and to fell and replace approximately 11 Leylandii trees of group G1 in the Southwick Conservation Area.**

Date of site visit: 05/12/22

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

Proposal, Site and Surroundings

The application refers to four medium sized mature trees, 3 located within the rear garden of Pendennis and a single Field Maple in the rear garden of 57 Southwick Street. The property is secluded from the main highway being part of a group of houses with limited access, surrounded by properties in Roman Crescent, Southwick Street and the Green. The trees are partially visible from the access road to Pendennis, being mostly hidden by the large hedge to the North of the property.

Consent is sought to reduce crown height and radial spread one Horse Chestnut tree T1 one Acer T2 one Field Maple T3, and to crown lift one Walnut tree T4, and to fell and replace approximately 11 Leylandii trees of group G1.

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: None received.

Relevant Planning History

1976: The Southwick Conservation Area designated in June 1976 and included three distinct and separate areas: Manor House, The Green and Church Lane. The area was extended in 1979 to include buildings on the North side of Roman Crescent.

2013: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce by 1 metre, leaving a finished height of 4.5 metres, one Maple; to crown reduce to previous reduction points/reduction by 1 metre, leaving a finished height of 10 metres and crown spread of 5 metres on one Horse Chestnut; and to reduce height by 1 metre and spread by 2 metres, leaving a finished height of 4 metres and spread 4.5 metres on one Magnolia (Trees within the Southwick Conservation Area).

2013: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread of crown by up to 1 metre and reduce height by up to 1 metre on one Walnut tree in the Southwick Conservation Area

Planning Assessment

The trees are medium sized matures growing in the rear gardens of Pendennis and 57 Southwick Street. The trees are part of the local landscape area, and contribute to the character of the Southwick Conservation Area.

The trees are:

Horse Chestnut T1
This tree is located to the southeast of the rear garden, the tree is the largest of the four, and has a single stem to 3 metres, where it divides into several stems that have each previously been reduced at 8 metres. The main crown is dense and wide spread.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres. The works are to contain the size and spread of the tree crown, and allow more light and air to pass around and over the crown.

Acer T2
The Acer T2 is a smaller tree located closer to the main building, near the centre of the northern side of the rear garden. The tree has a staggered single stem that persists to 6 metres. The first limbs emerge from 2 metres with the main crown forming from 3 metres. The tree has been previously reduced at 5 to 6 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 1 to 2 metres to contain the size and spread of the tree.

Field Maple T3
This tree is growing within the rear garden of 57 Southwick Street directly adjacent to the eastern boundary fence. The tree is multi-stemmed from ground level with3 to 4 main stems that support the mostly compact crown.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres. The works are to contain the size and spread of the tree and allow more light and air to pass around the crown.

Walnut T4
The Walnut tree T4 is located near the southwest corner of the rear garden, close to the rear garden access from the shingle driveway that serves the cluster of properties away from the main roads. The tree has a single stem to 2.75 metres, where it then divides into several stems that each divide several times to the top of the crown. A large secondary stem emerges at 2 metres, that achieves an equal height in the crown. The main crown is dense and moderately wide spread.

The proposed works are to crown lift up to 4 metres. The works are to allow access and allow more light and air to pass beneath the crown.

Leylandii G1
The group G1 runs from the recently built fencing to the southwestern end of the rear garden, as the boundary for the property. The group consists of 11 trees each having been regularly cut as a hedge,

although this management has recently lapsed. The trees have foliage from ground level to the 9 metre top, with a distinct gap at approximately 1.8 to 2.5 metres. The trees are healthy, but make only a minimal contribution to the Conservation Area.

The proposed works are to fell and replace the trees, due to the species and their somewhat ragged growth.

The works to the Horse Chestnut, Acer, Field Maple and Walnut trees, in my opinion, would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of Southwick Conservation Area.

The felling of the Leylandii trees will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the 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: 16/12/2022

Authorised by: PB Date: 16 December 2022