Development Management – Delegated Officer Report **Date; 22/10/18**

Application Number	**AWDM/1423/18**
Address	**3 The Green Southwick Brighton West Sussex BN42 4DE**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce back to previous reduction points (approximately 2m all round canopy) to Sycamores T1, T2 and T3 all of which lie within the Southwick Conservation Area.**

Date of site visit: 09/10/18

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

Proposal, Site and Surroundings

The application refers to three large sycamore trees, two on the East boundary of the rear garden of Felbrigde, Waterdyke Avenue and one in the rear garden, of No. 3 The Green. The Sycamore trees are adjacent to Public Open Space which is part of Southwick Green, and is the site for the Southwick Cricket Club Pavilion.

Consent is sought to reduce height and radial spread of all three trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas 'The Green and Church Lane' area covered all buildings surrounding The Green and including the buildings on the corners of Cross Road, Roman Crescent, Southdown Road, Southwick Square, The Twitten, Watling Road, Victoria Road/Park Lane, Albert Road and Oldfield Crescent, together with all the buildings within Waterdyke Avenue.

2013: Section 211 Notice under the Town and Country Planning Act 1990 to reduce by 2m and to crown thin by up 10% 2 Sycamore trees, and to fell 1 lime in the Southwick Conservation area.

Planning Assessment

The three Sycamore trees have a significant impact on the local environment and its enjoyment by the public. They act as a screen to the nearby buildings of Green Mews and those in Waterdyke Avenue and provide a green back drop for the small section of open space, to the east of the 2 properties. The three Sycamore trees form a small linear group alongside the western boundary of

the public open space opposite the junction of Wattling Road and The Green. Trees T1 and T2 are located in the rear garden of Felbrigde, Waterdyke Avenue, with T3 being in the southeast corner of number 3 The Green. The trees are:

Sycamore tree T1
This tree has a single stem to 1 metre where it then becomes several fused stems that divide completely a 3 metres, into 4 to 5 main stems. The main crown is slightly open, with the first significant limbs from 4 metres.

Sycamore tree T2
The centre tree of the three is single to 1.8 metres, where it divides into three. The largest stem is to the southeast, and divides again at 4 metres. The resulting stems persist to the top, as do the other two smaller stems. The main crown is denser than T1, mostly upright, with some large laterals.

Sycamore tree T3
This is a slightly gnarled tree that is single to 2 metres, where it then becomes twin. The small stem to the west persists to the top, with the east stem dividing into 2 at 2.5 metres, each stem dividing several times to the top of the tree. The main crown is dense and wide spread.

The proposed works to all three trees are to reduce the height and spread by up to 2 metres, back to the previous reduction points. The works to reduce the imposing impact of the trees on the relatively small gardens, and abate nuisance to the adjacent Cricket Pavilion.

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 Southwick Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?
No

Case Officer: JDS Date: 22/10/2018

Authorised by: PB Date: 24/10/18