Development Management – Delegated Officer Report **Date; 18/06/15**

Application Number	**AWDM/0696/15**
Address	**53a Southwick Street Southwick BN42 4TH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one Sycamore tree T1 in the Southwick Conservation Area.**

Date of site visit: 01/06/15

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

Proposal, Site and Surroundings

The application refers to a single Sycamore tree in the rear garden of 53a Southwick Street Southwick, which is a detached concealed dwelling behind properties in Southwick Street, The Green and Roman Crescent. The Sycamore tree is located in the garden to the west of the house, adjacent to the boundary fence between the property and the access driveway. The tree is not visible from the public road but can be seen from the adjacent through driveway that serves the small cluster of properties between the three roads. The tree is part of a group of trees, in the area, which make a small contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to remove the tree.

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

Consultations: Adur Conservation Advice Group advised that that they unanimously agreed to approve the application, stating that they consider the tree to be hindering access along the adjacent private road.

Representations: None received.

Relevant Planning History

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

2010: 6 weeks prior notification of works to trees in a Conservation Area (height reduction of Bay and Sycamore, removal of branch on south side of Sycamore and fell Judas)

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 on two Sycamore trees T1, and T2 in the Southwick Conservation Area.

Planning Assessment

The tree is a medium to large sized early mature growing in the rear garden of 53a Southwick Street, close to the access drive of the adjacent properties. The tree is a part of a line of trees shrubs and hedging that extends around the boundary of 53a Southwick Street.

The tree is single stemmed to 4 metres, were the main stems then divide into two stems which each persist to the top of the crown. The crown of the tree is dense with wide spreading secondary branches that form a large canopy over the surrounding trees. The Sycamore tree T1 is the largest of the many trees in this part of the property, which has several trees of mixed species growing in a very close proximity. Although the Sycamore tree T1 is the most prominent tree in the group it is not the most valuable to the group. With this tree removed the adjacent Hawthorn, Ash and Bay trees will continue the tree cover, at a lower height.

The proposed works are to fell the Sycamore tree T1. This will initially have a dramatic on the direct area, but will allow the existing smaller trees to develop and become more visible to the limited amount of public views.

The tree would not be considered for a Tree Preservation Order therefore it is recommended that permission to fell is given.

These works in my opinion would be relatively minor in relation to the overall number size and form of trees in the vicinity and would not significantly or adversely affect the appearance, amenity value or character of the Southwick Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

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

   Reason: *in the interest of visual amenity*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 01/06/2015

Authorised by: PD Date: 18.6.15