Development Management – Delegated Officer Report **Date; 06/07/20**

Application Number	**AWDM/0789/20**
Address	**14 Manor House Southwick Street Southwick Brighton West Sussex BN42 4AD**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown by up to 50%, 3 to 4 metres height and radial spread Acacia trees T4, T5 and T7; reduce crown by up to 50%, 3 to 4 metres height and radial spread Acacia T8; reduce large lateral on northwest back to first upright and crown lift up to 4 metres one Lime tree T6; to fell and replace two Acacia T1 and T2 and two Elm T3 and T9 and one Horse Chestnut T10 in the Southwick Conservation Area.**

Date of site visit: 01/05/20

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

Proposal, Site and Surroundings

The application refers to six large mature Acacia trees, one large Lime, and three smaller trees: two Elm and one Horse Chestnut. The trees are located in the main garden to the south of the building and two trees in the frontage of the property. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce crown height and radial spread Acacia trees T4, T5 T7and T8; reduce large lateral on northwest back to first upright and crown lift one Lime tree T6, and to fell and replace two Acacia T1 and T2 and two Elm T3 and T9 and one Horse Chestnut T10.

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

Consultations: Letters sent to ADCAG - Adur Conservation Area Advice Group who did not reply.

Representations: None received.

Relevant Planning History

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

1980: Adur District Council Tree Preservation order Number 162/2/80 of 1980 confirmed on 20/03/1980.

2011: Application for consent under Adur Tree Preservation Order No. 162/2/80 (SW) to crown reduce by 2 to 3 metres to live growth points and reduce weight on lower branches of eleven Holm Oaks (G2), and to reduce spread by 2 to 3 metres one Horse Chestnut (T17), and to crown reduce by up to 1 metre one Bay (T16).

2011: Section 211 Notice under the Town & Country Planning Act 1990 to lightly prune one young Oak (T1), to reduce height by 3-4 metres five Acacia (T2-T6), to crown reduce by up to 2 metres one Bay (J), to reduce spread on north side by 2 to 3 metres one Lime (K) (6 Weeks Notice for works to trees in a Conservation Area).

2018: Application for consent under Adur Tree Preservation Order No. 162/2/80 (SW) to Fell and replace one Horse Chestnut (T17).

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Mimosa tree, crown reduce one Chestnut tree by 2-3m to allow more light to yard and reduce length of 2-3 branches growing towards house of one Elm tree by 3-4m all within the Southwick Conservation Area.

2020: Application for consent under Adur District Council Tree Preservation Order No. 162-2-80(SW) of 1980 to remove dead, dying and diseased wood from Elm tree T1 of group G2 and to crown lift up to 4 metres all Holm Oaks of group G2.

Planning Assessment

Acacia T1
This is furthest south of three large mature Acacia trees growing along the eastern edge of a large border in the rear garden. This tree has a diameter single stem to 6 metres, where it becomes twin stemmed with both stems mostly persisting to the top of the high crown. A large secondary stem that has an equal height emerges from 1.5 to 2 metres. The main crown is moderately dense and wide spread with some deadwood.

Accacia T2
The second large mature Acacia tree is adjacent to T1, being 2 metres further north. This tree has a leaning single stem to 8 metres, where it then becomes twin. The northern stem was removed or damaged several seasons ago, and is in decay. The Southern continues to 11 metres, where it has been terminated, possibly due to damage, some branches emerge around the stump end. The main crown is very open and sparse.

The proposed works for both trees are to fell and replace. This is due to severe damage decay and areas of bark loss and exposed heartwood.

Elm T3
The Elm tree T3 is located deeper into the border close to the southwest corner. The tree is completely dead, having suffered from Dutch Elm Disease last year, although there are no galleries present (beetle/lava). The works are to fell and replace the tree

Accacia trees T4 T5 T7
These trees from a line along the lawn side of the large border, running south to north. The trees have slightly more slender stems than T1 and T2, and although as tall are younger and in better overall health. The trees T4 T5 and T7 have mostly single slender stems from ground level that divide from 7 to 8 metres and support thin stems and laterals, most of which are over extended. The main crowns are slightly open moderately dense and wide spread, and top heavy.

The proposed works are to reduce crown by up to 50%, reducing height and radial spread by up to 3 to 4 metres. These works are to contain the size and spread of the trees, and reduce possible storm damage to heavily laden narrow branches.

Accacia T8
This is the furthest north of the Acacia trees and the tree closest to the main building. The tree has three main stems from near ground level, two upright and a northern stem that arches outward toward the main building. The stems each divide at 10 to 12 metres, where long thin stems emerge. There is a large secondary limb that emerges from the central stem at 6 to 7 metres, and extends northward. The main crown is the most dense where the stems divide with wide spread over extended laterals, some of which are close to the main building.

The proposed works are to reduce crown by up to 50%, 3 to 4 metres in height and radial spread, which will include the removal near ground level of the angled outward northern stem. These works are to contain the size and spread of the tree, abate nuisance and allow more light and air to pass around the crown.

Lime T6
This tree is set slightly deeper into the border near its northern end. The tree has single stem to 6 to 7 metres, where it begins to divide, dividing several more time to the top of the crown that is several metres lower than the adjacent Acacia trees. At 3 metres a large lateral emerges that extends widely to the north. The main crown is dense and wide spread with some over extended laterals, and low hanging tertiary branches.

The proposed works are to reduce the large lateral on northwest back to first upright and crown lift up to 4 metres. The works are to contain the spread of the tree, and allow access beneath the crown.

Elm T9
The Elm tree is one of two trees in the frontage of the property, this being close to the western boundary wall, within the TPO group G2. The tree has a large diameter single stem that terminates at 4 metres with a single re-growth on the north side that is ascending and supports a few laterals, most of which are dead or dying. There is one significant limb on the main stem at 2 to 2.5 metres. The main crown is sparse and compact with mostly dead or dying foliage due to Dutch Elm Disease. The proposed works are to fell and replace the tree.

Horse Chestnut T10
The Horse Chestnut tree T10 is located close to the northwest corner of the main building in the driveway area of the property. The tree has a single stem that mostly persists to the top of the crown, with wide laterals emerging from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals that are close to the building.

The proposed works are to fell and replace tree, due to concerns over proximity to the listed building and damage to the main stem. The tree does have severe cracking and splits in the main stems, which appear to be callousing over. The tree appears to be healthy and likely to recover from what may have been Horse Chestnut Blight. However for the tree to develop it would need to be further from the main building, therefore consent is given to fell and replace the tree.

These works in my opinion will be large in relation to the size and overall number of trees and a significant amount of change will take place. However the affect on the area will be compensated with the provision of replacement trees and the works will ensure the trees longevity.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 06/07/2020

Authorised by: PB Date: 6/7/20