Development Management – Delegated Officer Report **Date; 12/12/18**

Application Number	**AWDM/1686/18**
Address	**73 The Green Southwick West Sussex BN42 4FX**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to trim height and laterals by 1m of three Jacquemontii, shave back one Yew tree, trim crown height by 1m of one Prunus Nigra and remove one Magnolia Grandiflora, all within the Southwick Conservation Area.**

Date of site visit: 13/11/18

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

Proposal, Site and Surroundings

The application refers to six small to medium sized trees located in the rear and front gardens. The trees are mostly prominent, part of the street scene and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce height and spread of the three Jacquemontii Birch, trim the Yew tree, reduce crown height of the Prunus and fell the Magnolia.

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

Consultations: Letter sent to Adur Conservation Area Advice Group, recommended that the application be accepted.

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.

2004: Reduce the radial crown spread by 0.5 metre all round, reduce the height by 1 metre by using the drop crotching method and lift the lower canopy by 2.5 metres removing branches no more that 2.5 inches (4 cm) in diameter on one Elm tree in front garden (6 weeks notification of works to a tree within the Southwick Conservation Area) (Notice amended 08 October 2012).

Planning Assessment
The trees are four small and one larger trees growing in the rear garden and one small young tree in the front garden. The trees are mostly prominent to the area, and can be seen from many views. The trees are:

Jacquemontii Birch x3 T1-3
These trees are the smallest and youngest of the six, they each have slender single stems that persist to the top of the crowns, with mostly ascending secondary branches. The main crowns are slightly sparse and compact. The proposed works are to reduce height and spread by up to 1 metre. These works are to maintain the size and spread of the trees.

Yew T4
The Yew tree is the largest of the group. The tree has foliage from ground level and has been pruned to form a broadly domed conical tree. The main crown is dense and wide spread with some slightly protruding smaller twigs and branches. The proposed works are to reduce radial spread back to the main crown shape (up to 0.5 metres).

Prunus Nigra T5
This tree has single leaning stem that persists to the top of the low crown. The main crown is sparse and wide spread, has been repeatedly reduced and has some decay in the base. The proposed works are to reduce height and spread by up to 1 metre. These works are to contain the size and spread of the tree.

Magnolia Grandiflora T6
The Magnolia tree is located in the front garden growing directly adjacent to the front wall of the main building. The tree has single stem that persists to the top, with the first laterals emerging at 1.2 metres. The main crown is open and moderately dense. The proposed works are to remove the tree due to its close proximity the house.

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: 12/12/2018

Authorised by: PB Date: 12/12/18