Development Management – Delegated Officer Report **Date; 04/06/13**

Application Number	**AWDM/0443/13**	**Recommendation**	**Approve**
Site Address;	**14 Roman Crescent Southwick BN42 4TY**		
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one Atlas Cedar and to crown thin by up to 20% one Walnut tree in the Southwick Conservation area**		

Date of site visit: 01/05/13

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

Proposal, Site and Surroundings

The application refers to a large mature Atlas Cedar on the rear garden boundary between 14 Roman Crescent and 12 Roman Crescent, and a medium small to medium sized Walnut tree in the southeast corner of the rear garden. Both trees are only partially visible from the public highway.

Consent is sought to fell the Cedar and to carry out crown thinning by up to 20% to the Walnut.

The reasons for the works are primarily due to light issues, and in the interests of visual amenity.

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.

Planning Assessment

The Cedar tree is around 12 -14 metres tall, a mature tree in rear garden of property that is partially visible from the public Road. The tree is healthy and has no obvious signs of damage or decay. The crown is asymmetrical possible due to a prevalent southeast wind. This has developed side limbs that will probably match the height of the tree overall, if allowed to continue. The height of the tree has not increased as much as the branches on the eastern side of the tree have.

As a coniferous tree it is not possible to reduce the spread of the crown without creating some visible stumps etc. The tree is partially visible from the road, but although it would have been a reasonable

size at the time, it was not considered to have enough amenity value to be included in the Tree Preservation Order No. 3 of 1976. Since this order was made some minor developments have taken place that will have reduced the trees visibility from the road.

The Walnut is a smaller tree in the southeast corner of the rear garden. The crown has previously been reduced as an all-round reduction. There are a number of small cavities, and some dead branches and stump ends. The tree is not visible from Roman Crescent, although it is visible to neighbouring properties to the south of the main public road. This tree is not part of a Tree Preservation Order, but is within the Southwick Conservation Area. Works requested to this tree are to crown thin by up to 20%.

Recommendation

Grant Consent, subject to the following Conditions:

1. The 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: 04/06/2013

Authorised by: PD Date: 5.6.13