Development Management – Delegated Officer Report **Date; 22/02/24**

Application Number	**AWDM/0066/24**
Address	**47 Southwick Street Southwick West Sussex BN42 4TH**
Proposal	**Application for consent under Adur Tree Preservation Order No.2 of 2023 to reduce crown to a height of 7 to 8 metres, and associated works to Holm Oak trees T1 and T2.**

Date of site visit: 01/02/24

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

Proposal, Site and Surroundings

The application refers to two large mature Holm Oak trees on the Southern boundary of the front garden. 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, and associated works two Hol Oak trees.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: One representation received from a nearby neighbour in support of the proposed work.

Relevant Planning History

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

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2 metres, and to crown lift up to 4 metres two Holm Oak trees in the Southwick Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres one Holm Oak T4, Crown lift up to 4 metres and reduce radial spread by up to 2 to 3 metres, one Holm Oak T5, and to fell four trees: Holm Oak T3, Oak T6, and Leylandii T1 and T2, in the Southwick Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5.5 metres one Holm tree in the Southwick Conservation Area.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace three Holm Oak trees and one Bay tree in the Southwick Conservation Area.

2024: Adur Tree Preservation order Number 2 of 2023 confirmed on 23/01/2024.

Planning Assessment

The trees are two large mature Holm Oaks growing along the Southern boundary of the property adjacent to the rear garden of 45 Southwick Street and properties in Southdown Road. The trees are prominent to the area, and can be seen from many views.

The trees are:

Holm Oak T1
This is the tree closest to Southwick Street, near the southeast corner of the front garden of 47 Southwick Street. The tree is single stemmed to 2 metres where it then divides into two. The east stem is upright and divides again at 4 metres, into an array of long slender stems that form the eastern side of the main crown. The stem to the west angles outward to the southeast, and supports leaning slender stems that become more dense at the ends of the limbs. The tree has no central leader, with a broadly domed shape to the crown that intertwines with the Holm Oak tree T2.

Holm Oak T2
The Holm Oak T2 is growing in close proximity to T1 being further west along the border with 45 Southwick Street. The tree is single stemmed to 2 metres, with multiple stems from this point. The main crown has numerous upright slender stems that have foliage deep into the crown. The eastside of the tree has minimal foliage, with the Holm Oak T1 providing the leaf cover. Due to the upright habit of this tree it is considered that there is an important cohesion between the two trees that have a shared crown.

The proposed works are to reduce both trees to a height of 7 to 8 metres, and associated works to reduce radial spread. The works are to contain the size and spread of the trees, abate nuisance and allow more light and air to pass the crowns.

These works in my opinion would be large in relation to the overall size, spread and crown form of the trees and would significantly affect their appearance. However it will ensure the trees are retained and continue to provide amenity value, and contribute to the character of the Southwick Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 22/02/2024

Authorised by: PB Date: 22/2/24