Development Management – Delegated Officer Report **Date; 01/12/22**

Application Number	**AWDM/1557/22**
Address	**9 Amelia Close Southwick West Sussex**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/2/15(SW) of 2015 to reduce crown height and radial spread by up to 1.5 metres Holm Oak tree T1; reduce crown height by up to 1 metre, reduce radial spread by up to 0.5 metres, and thin selected western limb 50% Holm Oak T2; reduce crown height by up to 0.5 metre, reduce radial spread by up to 0.5 metre to east and up to 2 metres to south Holm Oak T3; and to reduce crown height by up to 1.5 metres and reduce radial spread by up 0.5 metres Maple trees T4 and T5**

Date of site visit: 04/11/22

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

Proposal, Site and Surroundings

The application refers to one Holm Oak in the rear garden of number 11 Amelia Close, and two Holm Oaks and two Sycamore trees in the frontage of the block of flats of Amelia Close Southwick. The trees are part of an established group of trees, which are part of the street scene and make a significant contribution to the character and visual amenities of the area and the nearby Southwick Conservation Area.

Consent is sought to reduce crown height and radial spread by up to 1.5 metres Holm Oak tree T1; reduce crown height by up to 1 metre, reduce radial spread by up to 0.5 metres, and thin selected western limb 50% Holm Oak T2; reduce crown height by up to 0.5 metre, reduce radial spread by up to 0.5 metre to east and up to 2 metres to south Holm Oak T3; and to reduce crown height by up to 1.5 metres and reduce radial spread by up 0.5 metres Maple trees T4 and T5

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

Consultations: None.

Representations: None received.

Relevant Planning History

2009: Demolition of care home and redevelopment to provide 9 flats (6 two-bedroom and 3 one-bedroom) and 5 houses (3 two-bedroom and 2 three-bedroom), 15 car and 25 bicycle parking spaces and associated landscaping, utilising enlarged existing access. Application Permitted.

2015: Adur Tree Preservation order Number 13.53/2/15(SW) of 2015 confirmed on 28/09/15.

2015: Application for consent under Adur Tree Preservation Order TPO 13.53-2-15(SW) of 2015 to remove back to suitable point nearest source the Western stem, reduce up to 5 to 6 metres to

suitable point the northern stem, reduce radial spread by up to 2 to 3 metres, and crown lift up to 7 metres one Holm Oak tree T1

2015: Application for consent under Adur Tree Preservation Order No. TPO 13.53-2-15(SW) of 2015 to fell and replace one tree Holm Oak tree T2 and one Sycamore tree T4. Refused.

2017: Application for consent under Adur Tree Preservation Order 13.53/2/15(SW) to fell and replace one Holm Oak tree T1. Refused. Appeal dismissed.

2018: Application for consent under Adur Tree Preservation Order No. 13.53/2/15(SW) to reduce eastern side by up to 1m to one Holm Oak T2, reduce eastern and southern sides by up to 1m to one Holm Oak T3, reduce height and crown spread by up to 2m to one Acer T5 and to fell and replace one Acer T4.

Planning Assessment

The trees are growing from the southwest corner of the grounds near Croft Avenue Rest Gardens, to the junction with Croft Avenue toward the south east. The trees were previously protected by the Planning Consent for the development Amelia Close, with a Tree Preservation Order being made in 2015. The trees are visible from many views around Southwick Street, Croft Avenue and the Public Open Space of Croft Avenue Rest Gardens, and make a significant contribution to the area, and the adjacent Southwick Conservation Area.

The trees are:

<u>Holm Oak T1</u>
The tree is multi-stemmed from ground level, with three main stems that become fully separated from 2.25 metres, with the two northern stems being clear up to 5 to 7 metres. Most of the crown is on the North side of the tree, where two equal size stems arch over at 8 metres with a lower separate spire to the south. The crown is dense and wide spread with minimal re-growth since it was last pruned.

The proposed works are to reduce crown height and radial spread by up to 1.5 metres. The works are to remove the small bushy growth on the perimeter of the crown. The works are in my opinion excessive and other more beneficial works such as crown lifting or crown thinning could be considered.

<u>Holm Oak T2</u>
This is a mostly clear single stemmed tree to 12 metres where it then divides into two main stems. There is some epicormic growth present on the main stem. The tree has its first significant lateral emerging at 11 metres, on the east side extending toward the main building. The crown is very high and becomes denser toward its top.

The proposed works are to reduce crown height by up to 1 metre, reduce radial spread by up to 0.5 metres, and thin selected western limb 50%. The works are to reduce weight of one selected slightly over extended limb and to remove the small re-growth.

<u>Holm Oak T3</u>
The Holm Oak tree T3 is growing adjacent to T2, being slightly further south of the two. The tree has a large diameter single stem that extends to 4 metres, where it then divides into two. The two stems are: one larger central stem that divides again at 8 metres, and a slightly smaller secondary stem that extends toward the southwest. There is evidence of a third stem on the tree having been removed or

lost at an earlier stage. This has resulted in a deep but contained cavity. The main crown is high dense and compact.

The proposed works are to reduce crown height by up to 0.5 metre, reduce radial spread by up to 0.5 metre to east and up to 2 metres to south, the works are to contain the size and spread of the crown, however the growth of the tree has been minimal and works at this time would be damaging.

Maple T4
The Maple tree T4 is the further south of two Maples in the southeast part of the grounds of Amelia Close. The tree is to the west of the pair of early mature Maple trees. This tree has a single slightly curved stem that persists to 8 metres, where it then reduces in diameter. The first significant limbs emerge from 2.5 metres, and are mostly upright. The main crown is dense and moderately wide spread.

Maple T5
The Maple tree T5 is to the west of tree T4. The tree is one of a pair of early mature Sycamore trees, which are of a similar size and shape, and have intertwined crowns. T5 has a single main stem that is angled toward the north east, with a defined lean, rather than the curved form of T4. The main stem persists to 7 metres, where it divides into two. There are signs of a large secondary stem / limb at 2.25 metres that has been lost or removed. The mostly ascending scaffold limbs include a large, off of centre spire toward the north.

The proposed works for both trees are to reduce crown height by up to 1.5 metres and reduce radial spread by up 0.5 metres. The works are to “re-shape” both trees, which is considered unnecessary, Consent is given to reduce the southern side of the combined crowns only.

Recommendation

Split consent

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to the Holm Oak T2, hereby permitted, shall be restricted to;

   i Thin selected western limb up to 50%.

   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.*

3 The proposed works to the Maple trees T4 and T5, hereby permitted, shall be restricted to;

   i Reduction in radial spread of the combined crowns of both trees by up to 0.5 metres to the northern side.

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.*

REFUSE for the reason(s):-

1. The reduction in crown height and radial spread of the Holm Oak trees T1 T2 and T3, and the reduction in crown height to the Maple trees T4 and T5 would, in my opinion be damaging to their appearance, removing the small amount of re-growth from previous works. Although no reason was given for the works, assuming that is due to light issues it is suggested that as an alternative to reduction consideration could be given to crown thin and crown lift the trees to allow more light to filter through and beneath the crowns.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 01/12/2022

Authorised by: PB Date: 1/12/22