Development Management – Delegated Officer Report **Date; 16/10/18**

Application Number	**AWDM/1171/18**
Address	**Cleeve The Cotswolds Southwick West Sussex BN42 4GH**
Proposal	**Application for consent under Adur Tree Preservation Order No. 1 of 2017 to reduce and re-shape crown by 1-1.5m (15%). Remove or cut back low branches to give a 3m clearance from ground level to one Whitebeam (T1).**

Date of site visit: 19/09/18

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

Proposal, Site and Surroundings

The application refers to a small immature Whitebeam located near the centre of the northern boundary in a grass verge adjacent to the road of The Cotswolds. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread and crown lift the tree.

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

Consultations: None.

Representations: One representation from nearby neighbour claiming ownership of the tree and in objection to the works.

Relevant Planning History

2017: Worthing Tree Preservation order Number 1 of 2017 confirmed on 18/09/2017

Planning Assessment

The tree is a small immature growing near the front garden of Cleave, in the cul-de-sac of The Cotswolds, off of the Green Southwick and to the west of the conservation Area. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 2.25 metres, where it then divides into a tight array of smaller stems that are mostly upright and support the wider spreading and lower hanging secondary branches. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread by up to 1 to 1.5 metres, and crown lift up to 3 metres. These works are to contain the size and spread of the tree crown, and allow access beneath the crown. The works to reduce radial spread have been somewhat over estimated and have been changed by condition by 0.5m to 1 metre.

These amended works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1 The proposed works, hereby permitted, shall be restricted to;

i Reduction in radial spread of up to 0.5 to 1 metre, 1 metre on the longest most extended limbs.

ii Crown lifting up to 3 metres.

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?

Yes, representation from nearby neighbours dispute ownership and position of the tree, and claim that the works would form a “manicured appearance” that would be in contrast to other trees within the Close, and detrimental to the areas Rural character. The proof of ownership is not a consideration of the Local Planning Authority, when considering approval of TPO tree works, and is a matter between neighbours. Any authorisation given does not override the tree owners consent.

The proposed works to the tree in my opinion are reasonable, and would be considered for most protected trees, as standard maintenance, irrespective of any development or change of use of the land. The works would be consistent with the other trees in the close, some of which have also been crown lifted and reduced in radial spread.

Case Officer: JDS Date: 16/10/2018

Authorised by: PB Date: 16/10/18