Development Control – Delegated Officer Report

Application Number: AWDM/0305/13 Recommendation – Approve

Site: The Cottage, Roman Crescent, Southwick BN42 4TY

Proposal: Section 211 Notice under the Town and Country Planning Act 1990 to prune by 30% one Eucalyptus tree

Date of site visit: 20th March 2013

Neighbours checked: Y
Additional neighbour notifications: N
Site Notice (Conservation Area): Y

Proposal, Site and Surroundings

This is a Notice under Section 211 of the Town and Country Planning Act 1990 of intention to prune by 30% a Eucalyptus tree situated within the grounds of The Cottage, Roman Crescent, Southwick.

The property is a detached dwelling which is accessed via a driveway off the south side of Roman Crescent. It lies within a residential area, and within the Southwick Conservation Area. The Eucalyptus tree is situated in the front garden of the property.

Consultations

The Council's Arboriculturist (Parks) supports the proposed works, and comments:

"Eucalyptus tree - age 30 years, height 8 – 10 metres.

Small to medium sized tree located in the front garden of the property.
The main trunk breaks into multiple stems at around 2 – 3 metres. These stems will eventually need some weight removing from them. The tree has been reduced several times in the last 10 to 15 years.

The works requested are to continue with this management of the tree. Although visible from a road, the road is of very limited access, as the house is not adjacent to a carriageway.
The works requested are to crown reduce by up to 30%.
Recommend that permission for the works be given. This could be described as a 3- 4 metres reduction of the radial spread of crown and a 1.5 – 2 metres reduction in height."

Representations

None received.

Planning Assessment

The Eucalyptus tree is not a significant feature of the Southwick Conservation Area. The tree is not readily visible from any public viewpoint except from the narrow access road that serves the property and several others off the south side of Roman Crescent.

It is considered that the proposed works to the tree would not adversely affect the character or visual amenities of the area, and are acceptable; however, for clarity, the works should be expressed in the decision letter to the applicant by dimension off the tree's height and spread.

On this basis, the applicant should be advised that the Council raises no objections to the proposed works to the Eucalpytus tree proceeding and, further that the Council is not minded to protect the tree under a Tree Preservation Order.

Recommendation

That the applicant be informed that the Council raises no objection to the proposed works to the Eucalyptus tree proceeding, which for clarity are a reduction in height by 1 – 2 metres and a reduction in radial spread by 3 – 4 metres, and that, further, the Council is not minded to protect the tree under a Tree Preservation Order.

Is recommendation contrary to letter(s) of representation? No

Case Officer: HBM Date: 12th April 2013

Authorised by: PD Date: 12.4.13