Development Management – Delegated Officer Report **Date; 17/07/20**

Application Number	**AWDM/0794/20**
Address	**14 Manor House Southwick Street Southwick West Sussex BN42 4AD**
Proposal	**Application for consent under Adur District Council Tree Preservation Order No. 162-2-80(SW) of 1980 to remove dead, dying and diseased wood from Elm tree T1 of group G2 and to crown lift up to 4 metres all Holm Oaks of group G2.**

Date of site visit: 01/05/20

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

Proposal, Site and Surroundings

The application refers to a group of eleven Holm Oak trees that run from north of the vehicular entrance to the northwest corner of the front garden/driveway. The trees are mostly medium sized matures with some overhanging the grass verge and pavement of Southwick Street. 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.

Note: The application originally included the large Elm tree of group G2, which has been felled as an exemption due to confirmed Dutch Elm Disease.

Consent is sought to crown lift all eleven Holm Oaks trees.

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

Consultations: Letter sent to ADCAG - Adur Conservation Area Advice Group, who did not reply.

Representations: None received.

Relevant Planning History

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

1980: Adur District Council Tree Preservation order Number 162/2/80 of 1980 confirmed on 20/03/1980.

2011: Application for consent under Adur Tree Preservation Order No. 162/2/80 (SW) to crown reduce by 2 to 3 metres to live growth points and reduce weight on lower branches of eleven Holm Oaks (G2), and to reduce spread by 2 to 3 metres one Horse Chestnut (T17), and to crown reduce by up to 1 metre one Bay (T16).

2011: Section 211 Notice under the Town & Country Planning Act 1990 to lightly prune one young Oak (T1), to reduce height by 3-4 metres five Acacia (T2-T6), to crown reduce by up to 2

metres one Bay (J), to reduce spread on north side by 2 to 3 metres one Lime (K) (6 Weeks Notice for works to trees in a Conservation Area).

2018: Application for consent under Adur Tree Preservation Order No. 162/2/80 (SW) to Fell and replace one Horse Chestnut (T17).

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Mimosa tree, crown reduce one Chestnut tree by 2-3m to allow more light to yard and reduce length of 2-3 branches growing towards house of one Elm tree by 3-4m all within the Southwick Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown by up to 50%, 3 to 4 metres height and radial spread Acacia trees T4, T5 and T7; reduce crown by up to 50%, 3 to 4 metres height and radial spread Acacia T8; reduce large lateral on northwest back to first upright and crown lift up to 4 metres one Lime tree T6; to fell and replace two Acacia T1 and T2 and two Elm T3 and T9 and one Horse Chestnut T10 in the Southwick Conservation Area.

Planning Assessment

The trees are part of a group of medium to large matures growing in the front grounds adjacent to the grass verge and pavement of Southwick Street, where they are prominent to the area, and can be seen from many views.

The trees are mostly multi-stemmed with the outer stems angling outwards from 3 to 4 metres, with some arching over to hang low over the drive way and adjacent pavement and verge. The trees are mostly healthy and in reasonable condition with some cavities and area of exposed wood, that is expected with mature Holm Oak trees.

The main crowns are partially combined, dense and wide spread with several lower hanging secondary stems.

The proposed works are to crown lift up to 4 metres. The works are to allow access and allow more light and air to pass beneath the combined crowns.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the Southwick Conservation Area.

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 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: 17/07/2020

Authorised by: PB Date: 17/7/20