Development Management – Delegated Officer Report **Date; 10/04/14**

Application Number **AWDM/0141/14**

Site Address: **56 The Green Southwick BN42 4FS**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to Re-Pollard to original points one Sycamore tree in the Southwick Conservation Area.**

Date of site visit:

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

Proposal, Site and Surroundings

The application refers to a single Sycamore tree in the rear garden of number 56 the Green, adjacent to the boundary wall of the "Channings". The tree is around 60 metres from the public highway and only partially visible from Southwick Green.

Consent is sought to re-pollard the tree to the original pollard points, reducing the crown height by up to 2-2.5 metres.

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

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas 'The Green and Church Lane' area covered all buildings surrounding The Green.

Planning Assessment

The tree is a medium sized tree growing in the rear garden of the property. Although the tree is visible from the access road to the Channings to the rear of 52 - 56 The Green, there are limited views of the tree from public areas.

The Sycamore tree is approximately 12 metres tall, with a single stem to around 5 metres. The tree has been reduced previously, approximately 8 to 10 years ago. The resulting growth has formed a slightly top heavy crown that will need to be either reduced or thinned, to maintain the tree.

The proposed works are to re-pollard to the last pollard points. As the tree is not prominent to the area and has been reduced previously it is recommended that these works are permitted

These 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, or amenity value, or its contribution to the character of the Conservation area

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 10/04/2014

Authorised by: PD Date: 10.4.14