Development Management – Delegated Officer Report **Date; 02/08/18**

Application Number	**AWDM/1067/18**
Address	**Manor House 14 Southwick Street Southwick West Sussex BN42 4AD**
Proposal	**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.**

Date of site visit: 01/08/18

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

Proposal, Site and Surroundings

The application refers to one very large mature Elm and two other smaller early mature trees located in the front garden near the northwest corner of the main building. The Elm tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Southwick Conservation Area, the Horse Chestnut and Mimosa are less prominent.

Consent is sought 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.

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

Consultations: None.

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).

Planning Assessment

The trees are one large mature Elm one small to medium sized Horse Chestnut and a smaller younger Mimosa tree growing close to the main building. The Elm is the most significant and prominent of the three trees, and can be seen from many views.

Elm T1
This tree is growing to the northern end of the front garden, close to the northwest corner. The tree has a large diameter single stem to 6 metres, where it then divides into 4 to 5 main stems, and several smaller stems and laterals, with a reduced central stem that persists to the top of the crown. The main crown is dense high and very wide spread, with some of the longer laterals being close to the main building.

The proposed works are to reduce the radial spread towards the main building by up to 3 to 4 metres. These works are to contain the spread of the tree and abate possible nuisance to the main building.

Horse Chestnut T2
The Horse Chestnut T2 is a smaller more compact tree growing close to the northwest corner of the main building. The tree has a single stem to 5 metres, where the main crown breaks, with some upright laterals that emerge at 2.5 metres on the west side. The main crown is dense, and mostly compact, but has some branches touching the main building.

The proposed works are to reduce the radial spread on the southeast side by up to 2 to 3 metres, to allow a clearance to the building.

Mimosa T3
This tree is a younger early mature that was planted directly adjacent to the main building. The single stem appears to have been recovered and extends almost horizontally southward for 5 to 6 metres, raising less than 1 metre at its southern end. There is one secondary upright stem that supports the dense crown that extends to an overall height of 7 metres.

The proposed works are to fell the tree, due to its proximity to the main building, and its unsustainable condition.

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, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 03/09/2018

Authorised by: PB Date: 3/9/18