Development Management – Delegated Officer Report **Date; 27/03/24**

Application Number	**AWDM/0122/24**
Address	**1 Amelia Close Southwick West Sussex BN42 4AJ**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/2/15(SW) of 2015 to reduce crown height and radial spread by up to 1 metre, and crown thin 15% Holm Oak tree T3 and to reduce crown height by up to 1 metre, reduce radial spread by up to 2 metres to North and up 1 metre on all other aspects Acer trees T4 and T5.**

Date of site visit: 01/02/24

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

Proposal, Site and Surroundings

The application refers to one Holm Oak and two Sycamore trees in the frontage of the block of flats of Amelia Close Southwick. The trees are part of an established group of trees, which are part of the street scene and make a significant contribution to the character and visual amenities of the area and the nearby Southwick Conservation Area.

Consent is sought to reduce crown height and radial spread, and crown thin Holm Oak tree T3 and to reduce crown height and radial spread Acer trees T4 and T5.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2009: Demolition of care home and redevelopment to provide 9 flats (6 two-bedroom and 3 one-bedroom) and 5 houses (3 two-bedroom and 2 three-bedroom), 15 car and 25 bicycle parking spaces and associated landscaping, utilising enlarged existing access. Application Permitted.

2015: Adur Tree Preservation order Number 13.53/2/15(SW) of 2015 confirmed on 28/09/15.

2015: Application for consent under Adur Tree Preservation Order TPO 13.53-2-15(SW) of 2015 to remove back to suitable point nearest source the Western stem, reduce up to 5 to 6 metres to suitable point the northern stem, reduce radial spread by up to 2 to 3 metres, and crown lift up to 7 metres one Holm Oak tree T1

2015: Application for consent under Adur Tree Preservation Order No. TPO 13.53-2-15(SW) of 2015 to fell and replace one tree Holm Oak tree T2 and one Sycamore tree T4. Refused.

2017: Application for consent under Adur Tree Preservation Order 13.53/2/15(SW) to fell and replace one Holm Oak tree T1. Refused. Appeal Dismissed

2018: Application for consent under Adur Tree Preservation Order No. 13.53/2/15 (SW) to reduce eastern side by up to 1m to one Holm Oak T2, reduce eastern and southern sides by up to 1m to one Holm Oak T3, reduce height and crown spread by up to 2m to one Acer T5 and to fell and replace one Acer T4. Split Decision Refused – Felling of Acer T4.

2019: Application for consent under Adur Tree Preservation Order No. 2 of 2015 to 20% crown reduction, approximately 1.5m off top and 20% crown thin to 1no. Holm Oak T1.

2023: Application for consent under Adur Tree Preservation Order No.13.53/2/15(SW) of 2015 to reduce crown height by up to 1 metre, crown lift southern side up to 4 metres, and crown thin 15% Holm Oak tree T1.

Planning Assessment

The trees are one large mature Holm Oak growing from the southwest corner of the grounds near Croft Avenue Rest Gardens, and two Acers near the junction with Croft Avenue toward the south east. The Holm Oak T2 is one of two large tall mature trees that where previously a part of the Public Rest Gardens of Croft Avenue. The two Acer trees were part of the landscaping of the previous building: Croft Rest Home. The trees are visible from many views around Southwick Street, Croft Avenue and the Public Open Space of Croft Avenue Rest Gardens, and make a significant contribution to the area.

The trees are:

Holm Oak T3

The Holm Oak tree T3 is growing adjacent to T2, being slightly further south of the two. The tree has a large diameter single stem that extends to 4 metres, where it then divides into two. The two stems are: a larger central stem that divides again at 8 metres, and a slightly smaller secondary stem that extends toward the southwest. There is evidence of a third stem on the tree having been removed or lost at an earlier stage. This has resulted in a deep but contained cavity.

The proposed works are to reduce crown height and radial spread by up to 1 metre, and crown thin 15%. The works are to contain the size and spread of the tree and allow more light and air to pass through the crown.

Sycamore (Acer) T4

The pair of early mature Sycamore trees T4 and T5 are of a similar size and shape, and have intertwined crowns. The Sycamore tree T4 is further south of two, and has a single slightly curved stem that persists to 8 metres, where it then reduces in diameter. The first significant limbs emerge from 2.5 metres, and are mostly upright. The main crown is dense and moderately wide spread.

Sycamore (Acer) T5

The Sycamore tree T5 is to the Northeast of T4, and has a single main stem that is angled toward the north east, with a defined lean, rather than the curved form of T4. The main stem persists to 7 metres, where it divides into two. There are signs of a large secondary stem / limb at 2.25 metres that has been lost or removed. The mostly ascending scaffold limbs include a large, off of centre spire toward the north. The main crown is dense and wide spread.

The proposed works for both trees are to reduce crown height by up to 1 metre, reduce radial spread by up to 2 metres to North and up 1 metre on all other aspects. The works are to contain the size and spread of the trees, allowing slightly more clearance to the main building.

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 area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans
2. 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: 27/03/2024

Authorised by: PB Date: 27/3/24