**Development Management – Delegated Officer Report** **Date; 26/04/23**

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| **Application Number** | **AWDM/0247/23** |
| **Address** | **49 Southwick Street Southwick West Sussex BN42 4TH** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, reduce radial spread by up to 2 to 3 metres, two Holm Oaks T1 and T2 in the Southwick Conservation Area.** |

**Date of site visit:** 15/03/23

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

**Proposal, Site and Surroundings**

The application refers to two large mature Holm Oak trees located on the Southern side of front garden. 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.

Consent is sought to reduce crown height and radial spread two Holm Oak trees.

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.

2013: Section 211 under the Town and Country Planning Act 1990 to prune back by 2 metres from neighbouring property to the south, one Holm Oak tree on south side of property (and within the Southwick Conservation Area)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce to give clearance to building of up to 3 metres, and crown lift up to 3.5 metres one Holm Oak tree T2, and to pollard at 4 metres one Sycamore tree T1 in the Southwick Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 2 metres one Cherry tree T1, to reduce radial spread by up to 2 metres one Holm Oak tree T3, and to fell one Elm tree T2 in the Southwick Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 for felling of one Sycamore tree and replacement with one Olive tree and felling of one dead Silver Birch tree in rear garden both within the Southwick Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to prune back to allow 3m clearance of neighbouring property of one Holm Oak (T1) and to re-pollard to 3-4m to one Sycamore (T2), both within the Southwick Conservation Area.

**Planning Assessment**

The two Holm Oaks are both large matures growing in the front garden adjacent to the south boundary wall. The trees are prominent to the area, and can be seen from many views. The trees are:

Holm Oak T1
This tree is the further west of the two and closer to the main building of 49 Southwick Street. The tree has a large diameter single stem to 2.5 metres, where it then divides into several scaffold stems that each support many tall slender poles that mostly persist to the top, with some angled outward and overarching. The main crown is dense and very wide spread with the tertiary branches being the lowest hanging.

Holm Oak T2
The Holm Oak T2 is slightly closer to the public road, on the southern boundary of the front garden. This tree has a large diameter single stem to 2 metres, where it then divides into two: the eastern stem is mostly upright and divides again at 5 metres, the West stem being angled outward to the Southeast, and supports leaning secondary stems. The main crown is dense and wide spread with a slightly over laden perimeter.

The proposed works for Holm Oaks T1 and T2, are to reduce crown height by up to 3 metres, reduce radial spread by up to 2 to 3 metres. The works are to contain the size and spread of the trees and allow more light and air to pass around and over their 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,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 26/04/2023

Authorised by: PB Date: 26/4/23