

Application Number **AWDM/0190/26**

Address **Avalon West Street Sompting West Sussex BN15 0AP**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to crown thin 15%, remove dead wood and reduce radial spread by up to 2 metres, over two years, one Magnolia tree T2, and to fell and replace one Cherry tree T1 in the Sompting Conservation Area.**

Date of site visit: 05/03/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to two small to medium sized early mature trees in the front garden. The trees are a part of the street scene and make a contribution to the character and visual amenities of the Sompting Conservation Area.

Consent is sought to crown thin , remove dead wood and reduce radial spread, over two years, one Magnolia tree T2, and to fell and replace the Cherry tree T1

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

Consultations: Letters sent to ACAAG - Adur Conservation Area Advice Group whose Members stated: APPROVE the works proposed for the T2 Magnolia tree. With regard to Cherry Tree T1 they would prefer that the Council's Tree Officer is consulted for an opinion prior to approval being given, as has been done,

Representations: None received.

Relevant Planning History

1992: The property is within the Sompting Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres one Magnolia and one Cherry within the Sompting Conservation Area.

Planning Assessment

The trees are one small early mature Cherry, growing near the entrance gate on the northern boundary of the front garden, close to the public footpath, and a slightly larger Magnolia, growing closer to the main building in the Southwest. The trees are part of the area, and can be seen from many views.

The trees are:

Magnolia tree T2

This tree has twin stems from ground level that each divide from 0.5 to 1 metre, and several more times to the top. The main scaffold stems are curved and slightly twisted in form, remaining mostly upright. The smaller secondary laterals are wider spread and emerge from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals that form a wide array.

The proposed works are to crown thin 15%, and remove dead wood this year, and to reduce radial spread by up to 2 metres, in 2027. The works are to allow more light and air to pass through the crown, and to contain the size and spread of the crown.

Cherry tree T1

The Cherry tree T2 is located to the northeast of the Magnolia, and has two tightly forked stems from ground level that become separate from 0.75 metres. The two main stems each divide from 0.5 to 1 metre, forming the 3 to 4 main central stems that mostly persist to 2.5 to 3 metres. From this point the stems and laterals are smaller in diameter. The main crown is dense and more compact. Previous works have left the tree with several poorly cut branch stubs that have begun to dieback. The crown has many dead branches and Gannderma brackets at the base.

The proposed works are to fell and replace the tree due to poor condition and a low life expectancy.

The works to the Magnolia T2, 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, amenity value, or its contribution to the character of the Sompting Conservation Area.

The felling of the Cherry tree T1 will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the Sompting Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 30/03/2026

Authorised by: PB Date: 1/4/26