Development Management – Delegated Officer Report **Date; 03/04/19**

Application Number	**AWDM/0321/19**
Address	**58 The Green Southwick West Sussex BN42 4FS**
Proposal	**Section 211 Notice under the Town & Country Planning Act 1990 to fell one Sycamore tree at rear of property, part of the Southwick Conservation Area.**

Date of site visit: 03/04/19

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

Proposal, Site and Surroundings

The application refers to a small to medium early mature located near the centre of the eastern boundary wall. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area Southwick Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: One representation received from nearby neighbour in objection to the tree being removed, claiming the works are excessive, and that a mature tree cannot be easily replaced.

Although it is agreed that the loss of the tree would be detrimental to the area, this tree is not of a standard that is acceptable to be considered for a TPO, leaving no other option.

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.

2014: 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.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Poplar tree in the Southwick Conservation Area.

2017: Adur Tree Preservation Order No.2 of 2017 confirmed 17/10/2017.

2019: Application for consent under Adur Tree Preservation Order No. 2 of 2017 to reduce by 3m and thin by 20% two Sycamores part of Group G1.

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 6 to 7 metres. The tree has been reduced previously, in 2014, back to previous points. The resulting re-growth has been poor and several new stems have failed. The proposed works are to fell and replace the tree.
These works in my opinion would be relatively minor in relation to the overall number of the trees in the area, and its removal would not significantly or adversely affect the appearance, amenity value, or character of the Southwick Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

Yes one objection to the loss of any tree in the Conservation Area.

In my opinion a TPO on this tree would not be appropriate and unlikely to win if challenged by a Planning Inspectorate Appeal.

Case Officer: JDS Date: 03/04/2019

Authorised by: PB Date: 3/4/19