Development Management – Delegated Officer Report **Date; 27/05/21**

Application Number	**AWDM/0705/21**
Address	**8 Spinnals Grove Southwick Sussex BN42 4DU**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Silver Birch tree in the Kingston Buci Conservation Area.**

Date of site visit: 26/05/21

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature located near the centre of the small front garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Kingston Buci 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 representations from nearby neighbour in support of the works.

Relevant Planning History

1977: The Kingston Buci Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by Adur District Council on the 13th April 1977.

2009: Reduction in height and spread (by up to 30%) of silver birch tree at front (6 weeks prior notice of works to tree within Conservation Area)

2012: Reduction of crown spread from approximately 5 metres to 3 metres (diameter) by removal of minor lateral branches (above 3 metres from ground level) to Silver Birch in front garden (6 weeks prior notice of works to trees in Conservation Area)

Planning Assessment

The tree is a medium sized early mature growing in the front garden between the driveways of numbers 6 and 8 Spinnals Grove, where it is prominent to the area, and can be seen from many views.

The tree has single stem to 1 metre where it then divides into two with each stem dividing again at 2 to 2.25 metres. The main crown is high dense and wide spread with some slightly lower hanging smaller branches.

The proposed works are to fell and replace the tree with claims that it is “too large” and that it may damage the adjacent driveways and buildings. In my opinion there is no suggestion that this tree is unsuitable for its location, and no evidence that it could be damaging the adjacent, relatively new buildings. However the tree was unsympathetically pruned in 2018, without consent. These works have left the main stems with large wounds that have not calloused over and are likely to cause severe dieback within the next few seasons. As such it is considered that the tree is not suitable for retention under a Tree Preservation order, and consent to fell and replace is recommended.

These works in my opinion 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 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: 27/05/2021

Authorised by: PB Date: 27/5/21