Development Management – Delegated Officer Report **Date; 23/04/18**

Application Number	**AWDM/0309/18**
Address	**Manor House 14 Southwick Street Southwick Brighton West Sussex BN42 4AD**
Proposal	**Application for consent under Adur Tree Preservation Order No. 162/2/80 (SW) to Fell and replace one Horse Chestnut (T17).**

Date of site visit: 12/04/18

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

Proposal, Site and Surroundings

The application refers to a medium sized mature Horse Chestnut tree near the southwest corner of the front garden adjacent to the entrance roadway from Southwick Street. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1976: Southwick Conservation Area designated in June 1976 and included three distinct and separate areas: Manor House, The Green and Church Lane.

1980: Adur District Council Tree Preservation order Number 162/2/80 of 1980 confirmed on 20/03/1980.

2011: Application for consent under Adur Tree Preservation Order No. 162/2/80 (SW) to crown reduce by 2 to 3 metres to live growth points and reduce weight on lower branches of eleven Holm Oaks (G2), and to reduce spread by 2 to 3 metres one Horse Chestnut (T17), and to crown reduce by up to 1 metre one Bay (T16).

2011: Section 211 Notice under the Town & Country Planning Act 1990 to lightly prune one young Oak (T1), to reduce height by 3-4 metres five Acacia (T2-T6), to crown reduce by up to 2 metres one Bay (J), to reduce spread on north side by 2 to 3 metres one Lime (K) (6 weeks notice for works to trees in a Conservation Area)

Planning Assessment
The tree is within the front garden of Manor House, No. 14 Southwick Street which is a Grade II Listed Building. The garden area contributes to the setting of the building and to the character of the street scene.

The tree is close the boundary wall fronting Southwick Street and highly visible, contributing to the character of the area. The tree has a single stem to 2 metres where it then divides into multiple stems in a wide array. The central stem has been reduced due to damage, and minimal re-growth has occurred leaving the centre of the crown mostly open. The main crown is relatively dense and wide spread.

The proposed works are to fell and replace the tree with a preference for another Beech.

The works are due to the condition of the tree, which although in bud has dead wood to perimeter of the crown and several areas of blown bark and some larger dead limbs and stems. The tree is unlikely to survive for more than 10 years.

Recommendation

Grant Consent, subject to the following Conditions:

1 Proposed felling of the Horse Chestnut tree T17 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

Reason: *In the interest of visual amenity.*

2 If within five years following replanting, the replacement trees dies or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 23/04/2018

Authorised by: PB Date: 23/4/18