Development Management – Delegated Officer Report **Date; 12/12/17**

Application Number	**AWDM/1737/17**
Address	**26 Church Lane Southwick BN42 4GB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and spread by 4-5m and shape and balance crown 1no. Walnut tree on west boundary, reduce height and spread by 2-3m and shape and balance crown of 1no. Walnut tree on north boundary and reduce bias side of crown of 1no. Indian Bean tree by approximately 4m all within the rear garden and within Southwick Conservation Area.**

Date of site visit: 29/11/17

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

Proposal, Site and Surroundings

The application refers to two early mature tall Walnut trees and one mature Indian Bean Tree in the rear garden of the property. The trees are of a significant size and age, but only have restricted public views.

Consent is sought to reduce height and spread and shape and balance crown the two Walnut trees, and re-balance the crown of the Indian Bean tree.

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 and included three distinct and separate areas; The Green Southwick Street and Church Lane.

2003: Application to remove dead wood from Indian Bean tree in the Southwick Conservation Area.

2005: Application to remove damaged limb, and crown reduce by up to 25% also reduce lowest limbs by up to 2-3 meters from Indian Bean tree in the Southwick Conservation Area.

2010: Application to remove lowest branch of Catalpa and reduce and reshape Walnut by 20% in rear garden. Cut back overhanging branches of Goat Willow on adjacent land to west. Trees in a Conservation Area 26 Church Lane Southwick Brighton West Sussex BN42 4GB

2013: Section 211 Application for proposed works to Indian Bean Tree within the Southwick Conservation Area.

Planning Assessment

The trees are two medium sized Walnut trees and one more squat and much older Indian Bean, all growing in the rear garden. The trees are part of the area and contribute to the character of the Southwick Conservation Area. The trees are:

Walnut T1
This tree is growing on the western side of the rear garden near the northwest corner of the main building. The tree has single clear stem to 2.5 metres, with the first significant lateral emerging at 4 metres. The main stem divides into two at 5 metres. The main crown is dense to 12 metres with some slender upright stems that protrude further than the main crown, and slightly over balanced toward the east.

The proposed works are to reduce the crown height and radial spread by 4-5 metres. The works are to re-shape and balance the crown.

Walnut T3
The Walnut tree T3 is a slightly smaller tree than T1, located on the northern boundary close to the northwest corner of the rear garden. The tree has single stem to 6 metres, where it then divides into several stems. The main crown is dense with some wider spread slightly over extended laterals towards the southeast.

The proposed works are to reduce height and spread by 2 to 3 metres. These works are to shape and balance crown.

Indian Bean T4
The Bean tree has a large central stem, formed of several fused stems that begin to separate at 2 to 3 metres. The main crown is dense and wide, tree that has been reduced several times to contain its size and avoid damage from over extended branches.

The proposed works are to continue with this work so as to retain the tree, and increase its long term future.

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: 19/12/2017

Authorised by: PB Date: 20/12/17