Development Management – Delegated Officer Report **Date; 21/04/17**

Application Number	**AWDM/0276/17**
Address	**56 The Green Southwick BN42 4FS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Poplar tree in the Southwick Conservation Area.**

Date of site visit: 05/04/17

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

Proposal, Site and Surroundings

The application referred to a large mature Poplar tree that was in the southwest corner of the rear garden adjacent to the boundary wall with 54 The Green.

Consent was sought to fell and replace the tree, the felling having been carried out after the expiry of the six weeks notice which ended 10th April 2017.

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

Consultations: Letters sent to Adur Conservation Area Advice Group who unanimously agreed that the application be approved. The group were also concerned as to when & where a replacement tree will be planted.

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 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.

Planning Assessment

The tree was felled soon after the expiry of the required 6 weeks notice, so the observations made are only those made from outside of the property. The tree was a large Poplar which had been reduced several times leading to a mass of slender stems emerging from the larger main stem. The tree was located in the rear garden inline with division of the two semi detached houses. The position of the tree gave few views from public areas, and allowed only a limited contribution to the character of the Southwick Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Although there are no conditions the application included the replacement of the felled Poplar with a new tree. As this was part of the consent, notification of details of the new tree should be given.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 21/04/2017

Authorised by: PD Date: 25.4.17