Development Management – Delegated Officer Report **Date; 25/05/23**

Application Number	**AWDM/0434/23**
Address	**Sussex County Lawn Tennis Club 61 Kingston Lane Southwick West Sussex BN42 4BR**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to previous points Sycamore trees T1 to T6 in the Kingston Buci Conservation Area**

Date of site visit: 20/04/23

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

Proposal, Site and Surroundings

The application refers to six Sycamore trees located along the east side of the site. The trees are all prominent parts of the street scene and make a contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to re-pollard to previous points Sycamore trees T1 to T6

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

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.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2-2.5 metres on one Sycamore tree to the South west of courts (T1), Crown lift up to 4 metres seven Sycamore trees on eastside (T2) and to fell one Sycamore tree in North West Corner (T3) in the Southwick Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard 10 Sycamore trees and to reduce radial spread by up to 1.5 metres and reduce crown height by up to 2 metres one Purple Leaved Plum tree in the Kingston Buci Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 1 to 1.5 metres and crown thin up to 15 to 20% one Sycamore tree T1; to crown lift up to 2 to 3 metres, re-shape/reduce spread up to 1 metre, trees of group G1; and to re-pollard to previous points and associated works Sycamore trees and Horse Chestnut tree of group G2 in the Kingston Buci Conservation Area.

Planning Assessment

The trees are part of a line of trees that runs from Park Avenue along the eastern boundary to level with the middle of the southernmost Tennis Court. Trees 1 to 3 are within a wooded area behind the Club House building, with trees T34 to T6 being to the south growing in a more formal maintained lawn setting. The trees are prominent to the area, and can be seen from many views.

The trees are a line of mature single stemmed Sycamores that have all been pollarded at 4 to 5 metres. Some of the trees have secondary stems or divide into two from 2 to 3 metres. The main crowns are dense with mostly upright slender re-growth of between 1.5 to 2.5 metres. The lower stems of many of the trees, particularly trees T4 to T6, have deep cavities and damage in the lower stems.

The proposed works are to re-pollard to previous points Sycamore trees T1 to T6. The works are to contain the size and spread of the trees, continue with the previous management, and reduce weight in the crowns.

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 Kingston Buci Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 25/05/2023

Authorised by: PB Date: 25/5/23