Development Management – Delegated Officer Report **Date; 16/01/14**

Application Number	**AWDM/1481/13**	**Recommendation**	**Approve**

Site Address: **26 Church Lane Southwick BN42 4GB**

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

Date of site visit: 27/11/13

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

Proposal, Site and Surroundings

The application refers to a single mature Indian Bean Tree in the rear garden of the property. The tree is of a significant size and age, but is completely hidden from most public views.

Consent is sought to reduce the crown in height and spread by up to 3 metres.

The reasons for the works are primarily in the interests of safety, tree health 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

Planning Assessment

The tree is a large mature 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 tree and would not significantly or adversely affect its appearance, amenity value or the character of the Southwick Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, and carried out within two years from the date of consent, and in accordance with the British Standard BS 3998: 2010 Tree Work

   Reason: in the interest of visual amenity

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/01/2014

Authorised by: PD Date: 16.1.14