Development Management – Delegated Officer Report **Date; 30/06/15**

Application Number	**AWDM/0865/15**
Address	**Street Record Park Lane Southwick**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to Crown lift up to 3-6 metres and reduce radial spread of crowns on the south side to clear tree adjacent tennis courts on 4 Sycamore trees T1-3 & T5 and one Elm tree T4 in the Kingston Buci Conservation Area.**

Date of site visit: 25/06/15

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

Proposal, Site and Surroundings

The application refers to Sycamore and Elm trees growing in a raised verge adjacent to the southern footpath of Park Lane Southwick. The trees are part of a group of trees, which line Park Lane adjacent to the grounds of the Sussex County Tennis Club. The trees are prominent as a group, are part of the street scene, and make a significant contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to crown lift all trees to 3 to 6 metres, and reduce crowns on the south side to clear the adjacent Tennis Courts. The works are to allow clearance to the highway and foot path of Park Avenue and to clear back to the fence line the crowns adjacent to the Tennis Club grounds.

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

Consultations: Consultation letters sent to the Adur Conservation Advisory Group, who stated that they unanimously approved the application.

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.

Planning Assessment

The trees are mostly small with three significant sized Sycamores, identified as T1 – T3. The trees form part of an informal line that runs along the south side of Park Lane between the entrance to 27 Park Lane and number 12 Spinnals Grove.

The trees are;

Sycamore T1
This is the largest tree in the row with multiple stems from ground level, which each divide seral times and form a wide spreading dense canopy.

Sycamore T2
A slightly smaller tree with a single stem to 2 metres, that then divides into multiple stems. Also this tree has a dense wide spreading crown.

Sycamore T3
T3 is the smallest of the three Sycamores, and has a slightly more open crown with foliage from ground level. The central stem is more upright with wider spreading secondary limbs.
Twin stemmed from ground level, this tree has

The proposed works for the Sycamore trees are to crown lift to highways standards on the northern side: 3 metres above foot path 6 metres over carriage way, and to reduce the southern side of the trees back in line with the boundary fencing to the Tennis Courts.

Elm T4
The Elm tree T4 was a single stemmed young tree equal in height to Sycamore T3. This tree has subsequently died since the application was received, and will be removed. As there are several small sapling trees along this section of ground, it is considered that a replacement will not be required.

There is also a mound of foliage overhanging from within the Tennis Club grounds identified as Sycamore T5 which consists of Sycamore, Elm and Ivy. The proposed works for T5 is to reduce away from the footpath and carriage way.

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 of or their contribution to the character of the Kingston Buci 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: 30/06/2015

Authorised by: PD Date: 20.7.15