Development Control – Delegated Officer Report

Application Number: AWDM/0046/13 Recommendation – Approve

Site: Pendennis, Roman Crescent, Southwick

Proposal: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce by 1 metre, leaving a finished height of 4.5 metres, one Maple; Crown reduce to previous reduction points/reduction by 1 metre, leaving a finished height of 10 metres and crown spread of 5 metres on one Horse Chestnut; and to reduce height by 1 metre and spread by 2 metres, leaving a finished height of 4 metres and spread of 4.5 metres on one Magnolia. (Trees within the Southwick Conservation Area)

Date of site visit: 26th February 2013

Neighbours checked: N/A
Additional neighbour notifications: N/A
Site Notice (Conservation Area): Yes

Proposal, Site and Surroundings

Pendennis is a detached dwelling, accessed via an unadopted road/driveway off the south side of Roman Crescent, situated a short distance to the west of Southwick Street. It lies within the Southwick Conservation Area.

This is a Notice under Section 211 of the Town and Country Planning Act 1990 of the property owner's intention to carry out works to a Maple, a Horse Chestnut and a Magnolia tree within the grounds of the property. The works are as follows:

Maple: Crown reduce by a maximum of 1 metre, to leave a finished height of 4.5 metres.

Reason: To maintain the size and shape of the tree and its amenity value.

Horse Chestnut: Crown reduce to previous reduction points/reduction by 1 metre, leaving a height of 10 metres and spread of 5 metres.

Reason: To maintain the size of the tree. The tree has signs of fungal infection.

Magnolia: Reduction in height by 1 metre and spread by 2 metres, leaving a height of 4 metres and spread of 4.5 metres.

Reason: To maintain the size and amenity value of the tree.

Consultations:

The Council's Arboriculturist supports the proposed works, and comments:

"The Maple is in generally good condition with no major signs of damage or decay. This is a small tree with a crown that breaks out at around 1 – 1.5 metres.

The Horse Chestnut is a large twin-stemmed tree with a moderately dense crown. There appears to be some damage to the base of the tree although no close inspection was carried out. Previous reduction works have been carried out.

The Magnolia at the far end of the garden is a small tree with an open crown and a spreading habit."

Representations:

None received.

Planning Assessment

The proposed works to the three trees concerned, as prescribed, would be relatively minor in relation to the size and crown form of the trees respectively.

In my opinion, the works would not significantly or adversely affect the appearance of the trees or their contribution to the visual amenities of the Southwick Conservation Area, and are therefore acceptable..

It is recommended that the applicant be advised that the Council raises no objections to these works proceeding and, further, that the Council is not minded to protect the trees under a Tree Preservation Order.

Recommendation

That the Council raises no objections to the proposed works to the Maple, Horse Chestnut and Magnolia trees, and accordingly a Tree Preservation Order is not being made.

Is recommendation contrary to letter(s) of representation? No

Case Officer:	HBM	Date: 5th March 2013
Authorised by:	PD	Date: 7.3.13