Development Management – Delegated Officer Report **Date; 27/07/20**

Application Number	**AWDM/0916/20**
Address	**53a Southwick Street Southwick West Sussex BN42 4TH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce to approximately 4 metres (2 metres above fence) and face sides as hedge, mixed hedgerow (predominantly Holly and Hawthorn) H1, reduce crown height by up to 2 metres and face as hedge Lawson Cypress T2, and to fell and replace one Horse Chestnut tree T1 in the Southwick Conservation Area.**

Date of site visit: 06/07/20

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

Proposal, Site and Surroundings

The application refers to a large Lawson Cypress, an adjacent smaller Horse Chestnut tree and a row of mostly Holly and Hawthorn trees to the southern side of the entrance driveway from Southwick Street.

Consent is sought to reduce to approximately 2 metres above fence and face sides as hedge, mixed hedgerow (predominantly Holly and Hawthorn) H1, to reduce crown height and face as hedge Lawson Cypress T2, and to fell and replace the Horse Chestnut tree T1.

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

1976: The Southwick Conservation Area was first designated in June 1976.

2010: 6 weeks prior notification of works to trees in a Conservation Area (height reduction of Bay and Sycamore, removal of branch on south side of Sycamore and fell Judas)

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and reduce radial spread by up to 4 metres on two Sycamore trees T1, and T2 in the Southwick Conservation Area.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Sycamore tree T1 in the Southwick Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1 to 2 metres one Sycamore tree T4, to reduce crown height and radial spread by up to 1 to 2 metres on one Holly tree T5 and to fell three fruit trees T1, T2 and T3 in the Southwick Conservation Area.

Planning Assessment

The trees are one large mature Lawson Cypress, a smaller younger Horse Chestnut, near the northeast corner of the main building, and a row of Holly and Hawthorn trees, growing along the access from Southwick Street. The trees are prominent to the area, and can be seen from many views. The trees are:

Hedge H1
This is a continuous linear group of mostly Holly trees of varying sizes, which runs along the entrance driveway adjacent to its boundary with number 53 Southwick Street. The trees are mostly single stemmed to 2 to 2.5 metres. The foliage is sparse and sporadic from ground level becoming denser and wider spread from 2 metres. The row includes some other trees and shrubs, including a larger Hawthorn near the western end. The Hawthorn also has a crown break at two meters with the secondary stems being taller and wider than the rest of the hedgerow. The combined main crown is dense and moderately wide spread with some slightly over extended laterals.

The proposed works are to reduce the group to approximately 4 metres tall, which is 2 metres above fence line, and to face sides as a hedge. The works are to contain the size and spread of the group and allow access along the driveway.

Lawson Cypress T2
The Lawson Cypress tree T2 is located near the western end of the northeast corner of the main building of 53a Southwick Street. The tree has a single stem to 6 metres, where it begins to divide into several slender upright stems that support smaller laterals. The first significant laterals emerge from 2 metres. The main crown is dense and wide spread becoming sparser to the upper sections.

The proposed works are to reduce crown height by up to 2 metres and face as a hedge the lower crown. These works are to contain the size of the tree crown, and maintain lower clearance from building.

Horse Chestnut T1,
This tree is growing adjacent to the Lawson Cypress with its single slender stem emerging 1.5 metres to its north. The main stem angles over and crosses the lower trunk of T2. The stem has some twisted and distorted sections before dividing into a fragmented crown 2 to 3 metres to the south of T2. The main crown is dense and off centre, with a load on the relatively thin stem.

The proposed works are to fell and replace the tree, for safety and amenity.

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 Southwick Conservation Area.

Removal of the Horse Chestnut T1, will have a minimal effect on the area, and will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/07/2020

Authorised by: PB Date: 27/7/20