Development Management – Delegated Officer Report **Date; 10/10/19**

Application Number	**AWDM/1333/19**
Address	**Romans Care Home Roman Road Southwick West Sussex BN42 4TP**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/1/91(SW) to crown lift up to 5 - 6m, and remove large/dangerous dead wood of one Holm Oak (T5), reduce crown by 1.5 - 2m of one Prunus (T6), remove large/dangerous dead wood from two Holm Oaks (T7 & T9), and to reduce crown spread by 1.5 - 2m and reduce height by 1.5 - 2m one Beech (T1) and trim back to boundary line one Holly (T2).**

Date of site visit: 13/09/19

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

Proposal, Site and Surroundings

The application refers to four large and two small mature trees located along the southern and western boundaries of the property. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and spread of the Beech (T1) reduce spread back to boundary line one Holly (T2) crown lift, and remove dead wood of the Holm Oak (T5), reduce crown height and spread of one Prunus (T6), and remove dead wood from the two Holm Oaks (T7 & T9). The reasons for the works are primarily in the interests of safety, light issues and amenity value.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1991: Adur Tree Preservation order Number TPO/13.53/1/91(SW) confirmed on 21/11/1991.

2002: Works To Beech, Holly, Prunus, And Holm Oak Trees Subject To Tpo 13.53/1/91(SW)

2009: Reduction of limbs (on north and east sides) of Beech tree (subject to TPO 13/53/1/91/SW)

2013: Application for consent under Adur District Council Tree Preservation Order 13.53/1/91 (SW) to reduce radial spread of crown on east and west aspects by up to 2m, reduce radial spread of crown on south aspect by up to 3m, crown thin by up to 10% and reduce height by up to 3m one Beech tree (T1). Remove dead wood and broken limbs from two Holm Oak trees (T7 and T9) Crown lift over car park up to 3m one Holm Oak (T1) Crown lift up to 3m.

2016: Application for consent under Adur Tree Preservation Order No. 13.53/01/91(SW) of 1991 to install Tree Support System to one Beech tree T1 and one Holm Oak T5, to crown lift up to 3 metres and reduce radial spread on north side by up to 2 metres, two Holm Oak trees T9 and T7, and to remove one rubbing limb on Prunus tree T6.

Planning Assessment

The trees are part of an established group of trees, which are part of in the street scene and make a significant contribution to the character and visual amenities of the area, and can be seen from many views. The trees are:

Beech T1
This is the second most prominent tree on the site and is a standalone specimen tree, growing within the fenced off garden, in a lawn area close to the centre of the complex of buildings. The tree is single stemmed to 2.5 metres where it divides, with the first laterals emerging from 2 metres. The main crown is dense consisting of several large diameter upright secondary stems, that support the smaller wide spread laterals.

The proposed works are to reduce height and radial spread by up to 1.5 to 2 metres. These works are to contain the size and spread of the trees crown, abate possible nuisance to the buildings and allow more light and air to pass around the crown.

Holly T2
The Holly tree is a small mature also growing directly adjacent to the boundary within the fenced off garden area. It has a large diameter stem to 2.25 metres with the first laterals emerging from 2 metres. The central stem divides into an array of smaller branches that form a distinct ball shaped crown, that is dense and wide spread. The proposed works are to reduce radial spread on the western side by up to 0.6 metres. The works are to allow a clearance to the neighbouring driveway of No.2 Roman Road.

Holm T5
Holm Oak tree T5 is the largest and most prominent tree on the site standing at around 17 metres tall. This tree is very much a part of the area, and blends in with the street trees of a similar size and age. This tree has a single stem to 1.5 metres where it then becomes twin. The two large diameter secondary stems mostly persist to the top, and are clear to 8 metres. The main crown is dense and wide spread with overarching lower hanging laterals.

The proposed works are to crown lift up to 6 metres, and remove dead wood. These works are to allow access and allow more light and air to pass beneath the crown, and for public safety.

Prunus T6
This is a small to medium sized ornamental tree growing in between the Holm Oaks along the front boundary. The tree has a single stem to 1 metre, then 3 to 4 slender stems that mostly persist. The secondary stems are clear to 3 to 4 metres, where they then begin to overarch. The main crown is sparse and wide spread with some slightly over extended laterals. The proposed works are to crown lift up to reduce crown height and spread by 1.5 to 2 metres. The works are to contain the size and spread of the tree.

Holm Oaks T7 and T9
The two Holm Oaks T7 and T9 are medium to large sized trees that are growing in the Southern border adjacent to the junction of Roman Road and Roman Way. The trees are a part of the area, and although smaller and younger, also blend with the nearby street trees. The trees are both dense and wide spread. There are no works that require Local Planning Authority consent, with the planned

works being the removal of deadwood. This is being carried out for public safety and for amenity value.

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 area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 10/10/2019

Authorised by: PB Date: 10/10/2019