**Development Management – Delegated Officer Report** **Date; 20/05/20**

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| **Application Number** | **AWDM/0647/20** |
| **Address** | **28 Church Lane Southwick West Sussex BN42 4GB** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to remove damaged and unsympathetically pruned lower limbs, and reduce radial spread up to 1.5 metres one Ash tree T1, to reduce lower laterals to east by 2-2.5 metres one Holm Oak tree T2, remove 2 low large lateral limbs on east and 1 large lateral limb on south and reduce radial spread up to 1 metre one Ash tree T3 in the Southwick Conservation Area.** |

**Date of site visit:** 22/05/20

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

**Proposal, Site and Surroundings**

The application refers to three trees in the grounds of 28 Church Lane Southwick. The trees are all on land to the east of a shared driveway for numbers 28 and 30, which runs between Southwick Rectory and 26 Church Lane, and is adjacent to the boundary with 26 Church Lane. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to remove damaged and unsympathetically pruned lower limbs, and reduce radial spread on Ash tree T1, to reduce lower laterals to east Holm Oak tree T2, and to remove 2 low large lateral limbs on east and 1 large lateral limb on south and reduce radial spread on the Ash tree T3.

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

**Consultations:** Letter sent to ADCAAG - Adur Conservation Area Advice Group, who did not reply.

**Representations:** None received.

**Relevant Planning History**

1976: Southwick Conservation Area designated in June 1976 and included three distinct and separate areas: Manor House, The Green and Church Lane.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to remove one Beech and one Sycamore tree, Reduce one Hazel tree by up to 3 metres, Reduce radial spread by up to 2 metres on selected branches on Holm Oak, Macrocarpa, and Ash trees, and reduce radial spread by up to 4 metres on one Willow tree in the Southwick Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to pollard to a 4m stump 1no. Willow tree T1 in the Southwick Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 3 to 4 metres, and crown thin up to 10% one Lime tree T1 in the Southwick Conservation Area.

**Planning Assessment**

The trees are three large matures which are part of a group of trees growing in the front grounds adjacent to Church Road, where they are prominent to the area, and can be seen from many views. The trees are:

Ash tree T1
The Ash tree T1 is the furthest north of the three, and has a single stem that persists to 14 metres. The stem is clear to 6 metres, where the first significant laterals emerge. At 11 metres the central stem begins to angles north and a secondary more upright stem emerges. The main crown is high dense and mostly compact. The proposed works are to reduce the radial spread by up to 1.5 metres, and remove damaged unsympathetically pruned lower limbs. The works are to contain the spread of the tree and for amenity and aesthetic reasons.

Holm Oak tree T2
This is the largest and oldest tree of the three, and located centrally, but further west. The tree has large diameter slightly leaning single stem to 6 metres where it then divides into three main upright stems, that each support large laterals. The laterals extend widely and although ascending begin to over arch to the east and west. The main crown is dense high and wide spread with many lower hanging tertiary branches. The proposed works are to reduce lower laterals to east by 2-2.5 metres. These works are to contain the spread of the tree and allow more light and clearance within the garden of 26 Church Lane.

Ash tree T3
The Ash tree T3 is growing in the southeast corner, close to the pavement and carriageway of Church Road. The tree has a curves single stem that persists to 10 metres, and has a distinct lean eastward from 6 metres. A large secondary stem emerges from 6 to 8 metres on the northwest. The main crown is high, dense and wide spread with some over extended laterals. The proposed works are to remove 3 low hanging lateral limbs, two on the east and one on the south and to reduce radial spread up to 1 metre. The works are to contain the size and spread of the tree abate nuisance, and allow access beneath the crown.

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.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 12/06/2020

Authorised by: PB Date: 12/6/20