Development Management – Delegated Officer Report **Date; 06/10/14**

Application Number **AWDM/1217/14**

Site Address: **10 Spinnals Grove Southwick BN42 4DU**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce height by up to 1.5 metres, crown reduce radial spread by up to 1.5 metres one Magnolia tree, and to fell one Cypress tree in the Southwick Conservation Area.**

Date of site visit: 09/09/14

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

Proposal, Site and Surroundings

The application refers to two small trees in the rear garden of 10 Spinnals Grove: one Magnolia and one ornamental bright form Cypress tree. The trees are both only partially visible from the public highway and make a rather limited contribution to the Southwick Conservation Area.

Consent is sought to crown reduce height and radial spread of the Magnolia tree by up to 1.5 metres, and to fell the Cypress tree.

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

Consultations: Consultation letters sent to the Adur Conservation Advisory Group. No responses or comments received.

Representations: None received.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas: 'The Green and Church Lane' area covered all buildings surrounding The Green.

Planning Assessment

The trees are medium sized trees growing in the rear garden of 10 Spinnals Grove, and only partially visible from the public view. The Magnolia tree is in the northeast corner of the rear garden. The tree is single stemmed to the 1.5 metre crown break, extending to an overall height of 6-7 metres. The proposed works are to reduce the crown height and radial spread by up to 1.5 metres, to maintain the size of the tree and create a more uniform shape to the crown.

The Cypress tree is a smaller ornamental tree growing to the south of the rear garden. The tree is multi-stemmed from ground level, to a height of around 5 metres. Proposed works are to remove this tree.

These works in my opinion would be relatively minor in relation to the overall number, size, and form of the trees in the direct area, and would not significantly or adversely affect the appearance, or the amenity value of the Southwick 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: 06/10/2014

Authorised by: PD Date: 18.11.14