Development Management – Delegated Officer Report **Date; 11/12/19**

Application Number	**AWDM/1688/19**
Address	**28 Church Lane Southwick West Sussex BN42 4GB**
Proposal	**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.**

Date of site visit: 13/11/19

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

Proposal, Site and Surroundings

The application refers to a large tall mature Lime located at the northern end of the wide informal border of trees and shrubs. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce height and radial spread, and crown thin Lime tree T1.

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

Consultations: Letter sent to ADCAG - Adur Conservation Area Advice Group, who did not respond.

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.

Planning Assessment

The tree is a large mature growing in the grounds adjacent to the entrance driveway that access 28 and 30 Church Lane. The tree is part of a group of trees that are prominent to the area, and can be seen from many views.

The Lime tree T1 is one of the tallest trees in the group; it has a single stem to 7 metres, where it then divides into 3 tightly forked main scaffold stems and several slightly ascending large laterals. Two of the main stems persist to within 3 to 4 metres of the top of the crown the other stem dividing from 11 metres. The top of the crown is mostly bushy with multiple small stems. The first laterals emerge from 3 metres, including a large side limb that forms a separate spire to an equal height of the main crown. The main crown is dense and wide spread.

The proposed works are to reduce crown height and radial spread by up to 3 to 4 metres, and crown thin up to 10%. The works are to contain the size and spread of the tree and allow more light and air to pass through the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its 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: 6/1/20

Authorised by: PB Date: 6/1/20