Development Management – Delegated Officer Report **Date; 16/10/15**

Application Number	**AWDM/1342/15**
Address	**49 Southwick Street Southwick BN42 4TH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 2 metres one Cherry tree T1, to reduce radial spread by up to 2 metres one Holm Oak tree T3, and to fell one Elm tree T2 in the Southwick Conservation Area.**

Date of site visit: 25/09/15

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 front garden; a large early mature Holm Oak to the southwest, a small mature Cherry on the eastside adjacent to the pavement of Southwick Street and a young Elm tree directly adjacent to the north boundary wall between 49 and 51 Southwick Street. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce radial spread of crown on the Holm Oak tree T3, reduce crown height and radial spread of the Cherry T1 and to fell the Elm tree T2. The reasons for the works are primarily in the interests of safety, abating nuisance, light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

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

2013: Section 211 under the Town and Country Planning Act 1990 to prune back by 2 metres from neighbouring property to the south, one Holm Oak tree on south side of property (and within the Southwick Conservation Area)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce to give clearance to building of up to 3 metres, and crown lift up to 3.5 metres one Holm Oak tree T2, and to pollard at 4 metres one Sycamore tree T1 in the Southwick Conservation Area.

Planning Assessment

The Holm Oak tree in the front garden of the property is an established feature of the area, being one of several large trees that line the west side of Southwick Street, within the Southwick Conservation

Area. The Cherry and Elm trees are smaller but equally visible and both make a contribution to the character of the Southwick Conservation Area.

The trees are;

Cherry T1
The Cherry tree T1 has a single curving stem that persists to the top of the tree. The first limbs emerge at 2.25 metres, on the eastside. The large diameter trunk also has a distinct lean to the east, creating an imbalance and forming most of the dense crown directly over the road of pavement of Southwick Street. The proposed works are to reduce the radial spread by up to 2 metres, cutting back the overhang and to reduce crown height by up to 2 metres to reduce weight and re-form the crown.

Elm T2
The Elm tree T2 is growing to the northern side of the front garden, adjacent to its boundary wall. The tree has two stems from ground level that have both been lopped at a young age at around 1.5 metres. From this point an array of thin heavily laden branches have emerged, creating a tall wide spread, bushy tree. The stem closest to the wall appears to be undermining the walls fabric, as it is emerging from underneath the wall's brick work. The fact the wall and tree cannot easily co-exist and the slightly poor form of the tree, would suggest that its removal should be permitted. As the tree is not being removed due to poor condition or disease no replacement is required.

Holm Oak T3
A single stemmed tree to 5 metres, where the mostly upright main scaffold limbs emerge. The stems are clear to 6-7 metres with some low hanging secondary limbs, and some secondary branches that are close to the main building. The proposed works are to reduce the radial spread of the crown by up to 2 metres, so as to maintain a clearance from the adjacent properties.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees 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: 16/10/15

Authorised by: PD Date: 16.10.15