Development Management – Delegated Officer Report **Date; 11/06/21**

Application Number	**AWDM/0766/21**
Address	**The Cottage Roman Crescent Southwick West Sussex BN42 4TY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Eucalyptus tree T1 in the Southwick Conservation Area.**

Date of site visit: 26/05/21

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

Proposal, Site and Surroundings

The application refers to a single Eucalyptus tree in the garden of The Cottage Roman Crescent which is a one of several concealed dwellings behind properties in Southwick Street, The Green and Roman Crescent. The tree is not visible from the public road but is adjacent to the through driveway that serves the small cluster of properties between the three roads. The tree makes a limited contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group Council whose main concern was that the replacement tree is agreed with the local Planning Authority

Representations: One representations from nearby neighbour claiming the felling of existing tree is excessive, and adding that its replacement should be of a reasonable size.

Relevant Planning History

1976: The Southwick Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town And Country Amenities Act 1974, by the Adur District Council on the 21st June 1976 - Southwick (sections of the southern part of Southwick) (48c) extension to Southwick Conservation Area on the 19th November 1979 - (Southwick, area to the north of Southdown Road up to Roman Crescent)

2009: Reduce height and spread of eucalyptus tree in front garden (6 weeks prior notification of works to tree in Conservation Area)

2011: Reduction in height and perimeter of eucalyptus tree (6 weeks prior notification of works to tree in a Conservation Area)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to prune by 30% one Eucalyptus tree

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres and crown thin up to 20% one Eucalyptus tree in the Southwick Conservation Area

Planning Assessment

The Eucalyptus tree is not a significant feature of the Southwick Conservation Area. The tree is not readily visible from any public viewpoint except from the narrow access road that serves this property and several others off the south side of Roman Crescent.

The tree is a small sized early over matures growing adjacent to the eastern boundary of the garden.

The tree is single stemmed to 3 metres, where it then divides into several main stems. These stems have some distorted and right angled growth. The main crown is dense and wide, with a mass of re-growth from the previous works carried out in 2015.

The proposed works are to fell and replace the tree, due to its high maintenance, and low amenity.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree. The applicant has proposed that a replacement tree will be planted after felling of the existing Eucalyptus. This should be carried out two years from the date of this consent and in accordance with details of the size, species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No, although concern was expressed regarding the trees removal it was also stated that the new tree should be of an appropriate size.

Case Officer: JDS Date: 11/06/2021

Authorised by: PB Date: 17/6/21