Development Management – Delegated Officer Report **Date: 14/02/18**

Application Number	**AWDM/0010/18**
Address	**48 Oldfield Crescent Southwick BN42 4FZ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce height by 2-3m, reduce radial growth by 3-4m and crown thin by 10% one Oak tree T1; reduce height by 3-4m, reduce radial growth by 2-3m and thin by 10% one Willow tree T2; reduce height and radial growth by 1-2m of one Indian Bean T3; reduce height and radial growth by 1-2m of one Silver Birch T4; reduce height by 2-3m and trim sides of two Bay trees T5 and T6 and to reduce height and radial growth by 1-2m and thin by 10% one Cherry tree T7 all of which lie within the Southwick Conservation Area.**

Date of site visit: 14/02/18

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

Proposal, Site and Surroundings

The application refers to four trees in the rear garden which has its southern boundary adjacent to Church Lane Southwick. The trees vary in size and age and are mostly visible from the public road.

Consent is sought to reduce height and radial spread of each tree, and to crown thin the larger trees.

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

Consultations: None.

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.

Planning Assessment

The trees are 3 large matures and 2 smaller younger trees all growing close to the South and West boundaries of the rear garden. The proposals include works to two trees, Oak T1 and Willow T2 that are prominent to the area, and can be seen from many views. The trees are;

<u>Oak T1</u>
The tree has a large diameter single stem that is clear to 3 metres, and persists up to 7 metres, where it then divides into several stems. At 3 metres the first significant laterals emerge, some of which are very wide spread, and have low hanging foliage. The main crown is dense with some wider spread slightly over extended laterals.

The proposed works are to reduce the crown height by up to 2 to 3 metres and reduce radial spread by up to 3 to 4 metres, and to crown thin by up to 10%. The works are to contain the size and spread of the tree and allow more light and air to pass through its crown.

T2 Willow
The Willow tree is in the southwest corner of the garden adjacent to the entrance roadway to Glebe School from Church Lane Southwick. The first significant laterals emerge at 3 metres, and some are wide spread and low hanging. The main crown is dense and wide spread.

The proposed works are to reduce the crown height by up to 3 metres, reduce radial spread up to 2 to 3 metres and crown thin up to 10%. These works are to contain the size and spread of the tree and allow more light and air to pass through its crown.

T3 Indian Bean
This is a smaller younger tree growing 2 to 3 metres east of the fence line adjacent to the nearby school entrance. The tree is less visible from the public road. The tree is multi-stemmed from near ground level, with the slender stems forming a broad array. Each stem divides several times toward the tip of the low crown.

The proposed works are to reduce height and spread by up to 1 to 2 metres. The works are to contain the size and spread of the tree.

T4 Silver Birch
This is a slender tall tree growing on the western boundary of the rear garden, where it is clearly visible from the nearby school and Church Hall. The tree has a single stem to 4 metres, that divides at 4 metres into a wide spreading, slightly sparse crown. The tree has a heavy insurgence of thick Ivy and Vine.

The proposed works are to reduce height and spread of the tree by up to 1 to 2 metres. These works are to contain its size and spread.

T5 and T6 Bay
T5 and T6 are two clusters of Bays near the northwest corner. The clumps of dense foliage vary in height from 5 to 8 metres. The proposed works are to reduce overall by up to 1 to 2 metres. The works are to contain the size and re-shape the trees.

T7 Cherry
The Cherry tree T7 is growing slightly east of the two Bays, close to the northern boundary. This is a medium sized mature tree that has a single stem to 1 metre, then multiple large laterals and stems. The stems all become upright from 4 to 4.5 metres. This tree also has a heavy insurgence of Ivy. The main crown is dense and wide spread.

The proposed works are to reduce the crown height and radial spread by up to 1 to 2 metres, and to crown thin by up to 10%. These 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 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: 10/02/2018

Authorised by: Gary Peck Date: 15 February 2018