Development Management – Delegated Officer Report **Date; 09/05/23**

Application Number	**AWDM/0280/23**
Address	**Upton Farm House Upper Brighton Road Sompting West Sussex BN14 9JU**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to allow a clearance to building of up to 2 metres, and remove deadwood: three Beech trees of group G2, one Lime One Beech and one Sycamore tree of group G3, and to fell and replace thirteen Leylandii of group G1 and two Apple trees T1 & T2 in the Sompting Conservation Area.**

Date of site visit: 25/04/23

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

Proposal, Site and Surroundings

The application refers to six large mature trees: four Beech, one Sycamore and one Lime, two small mature Apple trees, and a row of immature Leylandii. The larger trees that line the road are a prominent part of the street scene and make a contribution to the character and visual amenities of the Sompting Conservation Area.

Consent is sought to reduce radial spread to allow a clearance to building and remove deadwood: three Beech trees of group G2, one Lime One Beech and one Sycamore tree of group G2, and to fell and replace thirteen Leylandii of group G1 and two Apple trees T1 & T2.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1992: The property is within the Sompting Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The trees are in three main groups, with two additional single Apple trees. Groups G2 and G3 are on the southern boundary close to the public road, group G1 consists of a row of Leylandii Hedging on the eastern side, with the Apple trees being within the rear garden. The trees of groups G2 and G3 are the most prominent to the area, and can be seen from many views.

The trees are:

Apple trees T1 & T2
These are two small over mature trees located in the rear/side garden to the east of the main building. The trees are both in decline with minimal branch work remaining. The main crowns are sparse and compact.

The proposed works are to fell and replace both trees, due to poor condition.

Group G1
This group forms a small to medium sized evergreen hedge along part of the rear garden's eastern boundary. The trees, although currently unruly, have been previously reduced in height and spread to form a formal hedge. The combined crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace thirteen Leylandii of group G1. Due to previous management and the species of tree, it is not considered that any of the trees of group G1 would be worthy of a Tree Preservation Order.

Group G2
This group consists of three large mature Beech trees that are adjacent to the pavement on the western side of the main building. The trees each have large diameter stems that persist to 8 to 10 metres where the crowns break. The first limbs emerge from 6 metres. The combined main crown is dense and wide spread with some slightly over extended laterals.

Group G123
The group G3 is to the east of the main building close to the southeast corner of the front/side garden. The group consists of three trees; a Lime a Sycamore and a Beech. The trees each have large diameter stems that persist to 7 to 10 metres where the crowns break. The first limbs emerge from 5 metres. The combined main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for both groups are to reduce radial spread to allow a clearance to building of up to 2 metres, and remove deadwood. The works are to abate possible future nuisance, and for general safety and amenity.

The works to the trees of groups G2 and G3, 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 Sompting Conservation Area.

The works to the Leylandii and Apple trees 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 replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/05/2023

Authorised by: PB Date: 10 May 2023