Development Management – Delegated Officer Report **Date; 23/03/16**

Application Number	**AWDM/0216/16**
Address	**1 Church lane Southwick BN42 4GD**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 4 metres and reduce radial spread by up to 2 metres one Bay tree, reduce crown height radial spread by up to 2 metres one Prunus, and to fell one Acer tree in the Southwick Conservation Area.**

Date of site visit: 19/02/16

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 rear garden of 1 Church Lane Southwick. The garden is enclosed on all sides and is not visible from public open space or roads.

The trees are part of an established group of trees within the landscaped garden, which make a limited contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce height and radial spread on the Prunus and Bay tree, and to remove the larger Acer tree at the southern end of the garden.

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

Consultations: None. Consultation letters sent to the Conservation Area Advisory Committee and the Adur Conservation Advisory Group. No responses or comments received.

Representations: None received.

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.

2009: Felling of leylandii tree in front garden (6 weeks prior notification of works to tree in a Conservation Area)

2009: Fell Ash and reduce crown of 2 Sycamores in rear garden (6 weeks prior notice of works to trees in Conservation Area)

Planning Assessment

The trees are of various sizes, heights and maturity, growing to the south and east of the rear garden.

The trees are;

T1 Bay
The Bay is multi- stemmed with dense foliage from ground level. The crown is supported on 3 to 4 main scaffold limbs, each producing separate spires and clusters of dense foliage. The tree has no discernible shape or form and cannot be viewed from the road. The proposed works are to reduce height by up to 4 metres and reduce radial spread by up to 2 metres to contain the size and spread of the tree.

T2 Acer
The Acer tree is located near the southern end of the garden adjacent to a patio area. The tree is single stemmed to 2 metres, where it then divides into 3 to 4 main limbs, with a central stem that persists to the top of the crown. The tree is mostly upright, and has been reduced previously in height and spread. The tree has several areas of damage including two long cavities on either side of the main stem. There are also areas of damage on most of the main branch unions.

The proposed works are to fell the tree due to poor health and several compromising areas of decay.

T3 Prunus
The Prunus is a multi-stemmed low growing small ornamental tree in the southwest corner of the rear garden. The tree has two main stems that support the low wide spreading crown. The tree is not visible from any public road or open space. The proposed works are to reduce the height and spread of the tree by up to 2 metres. The works are to contain the size and spread of the tree and to allow access closer to its main stems.

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, amenity value or character 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: 23/03/2016

Authorised by: PD Date: 24.3.16