Development Management – Delegated Officer Report **Date; 28/02/24**

Application Number	**AWDM/1712/23**
Address	**Fairfields 15 Broadwater Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.11 of 2011 to reduce crown height by up to 4 metres, reduce radial spread by up to 2 to 3 metres, crown lift 3 metres and remove basal growth two Lime trees T1 and T2 of group G1.**

Date of site visit: 31/01/24

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

Proposal, Site and Surroundings

The application refers to two tall mature Lime trees of group G1 in the front grounds of Fairfields 15 Broadwater Road. The trees are prominent to the area and can be seen from the main entrance road to Worthing, the A24 – Broadwater Road.

Consent is sought to reduce crown height and radial spread, crown lift and remove basal growth of both trees.

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

Consultations: None.

Representations: One representation from a nearby neighbour in support of the application.

Relevant Planning History

2001: Worthing Tree Preservation order Number 11 of 2001 confirmed on 02/05/2001.

2001: Application for felling or major lopping to one Lime (T1)

2001: Application to crown lift western side over the boundary with 22 Pembury Close to 5 metres above ground level one Ash (part of group G2)

2002: Application for minor crown reduction and crown lifting on southern side of Lime Trees within Group 1 and Ash Tree within Group G2 to growth points.

2004: Application to crown reduce by 25% a group of two Common Limes (G1) and one Sweet Chestnut (in G2). Approved with Conditions Split Decision - REFUSED - Application to crown reduce by 25% two Limes trees (Group G1) and Sweet Chestnut (part of G2)

2014: Application for consent under Worthing Tree Preservation Order No.11 of 2001 to removal epicormic growth, reduce radial spread by up to 3 metres, crown lift up to 5 metres, on two Lime trees of group G1, and reduce radial spread by up to 2 metres on one Ash tree of group G2.

Planning Assessment

The two Limes of group G1 are large mature trees growing along the front southern boundary, adjacent to the access driveway between Fairfields and Homesteyne House. The trees are an established group, which is prominent in the street scene and makes a significant contribution to the character and visual amenities of the area.

The two Lime trees are both around 17 metres tall with relatively narrow crowns, which have foliage from ground level: some of which is basal growth. The crowns are both slightly over-balanced to the Southside, which is also where most of the low hanging branches are. Both trees also have heavy Ivy incursion extending to several metres high in the crowns. This adds to the denseness of the trees.

The proposed works are to reduce crown height by up to 4 metres, reduce radial spread by up to 2 to 3 metres, crown lift 3 metres and remove basal growth. The works are to contain the size and spread of the trees and allow access beneath the crowns.

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 its appearance, amenity value, or their contribution to the character of the area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans
2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 28/02/2024

Authorised by: LPrew Date: 29/02/2024