Development Management – Delegated Officer Report **Date; 14/11/23**

Application Number	**AWDM/1297/23**
Address	**89 Warren Road Worthing West Sussex West Sussex BN14 9QU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.11 of 2007 to re-pollard to previous points one Lime tree T2, and to fell and replace Lawson Cypress tree T4.**

Date of site visit: 25/09/23

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

Proposal, Site and Surroundings

The application refers to two mature trees, a large Lime tree on the east boundary of the rear garden and a Lawson Cypress on the eastern side of the front garden. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to re-pollard to previous points the Lime tree T2, and to fell and replace the Lawson Cypress tree T4.

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

2007: Worthing Tree Preservation order Number 11 of 2007 confirmed on 20/11/2007.

2017: Application for consent under Worthing Tree Preservation Order No.11 of 2007 to crown reduce by up to 7-8 metres, shaping and balancing the remaining crown accordingly to one lime tree (T2) on southern boundary of rear garden.

Planning Assessment

The trees are a large tall mature Lime growing in the rear garden straddling the boundary between 89 Warren Road and 85 Warren Road, and a large Lawson Cypress located between the driveway and the low boundary wall on the eastern side of the front garden. The trees are prominent to the area, and can be seen from many views.

The trees are:

<u>Lime T2</u>
The Lime tree T2 has multiple stems from ground level, with 5 to 6 main larger diameter stems that are upright parallel, and persist to 8 metres, where they begin to divide. The secondary stems are more slender and have been pollarded at 9 to 10 metres. The main stems support a dense mass of

smaller mostly upright secondary branches. The top of the crown has a distinct domed shape, with foliage becoming denser to the upper section of the crown. There are also some wider spread, slightly over extended lateral branches slightly lower on the tree.

The proposed works are to re-pollard to previous points, reducing height and spread by up to 3 to 4 metres. The works are to contain the size and spread of the tree and continue with previous management.

Lawson Cypress T4
This tree has a single leaning stem that is clear to 4 metres and terminates at 8 metres where large right angled stems emerge that begin to ascend approximately 1 metre from the centre, supporting many large distorted branches. The crown has several overarching laterals that are supported on compromised secondary scaffold limbs. The main crown is dense, top heavy and wide spread with over extended laterals.

The proposed works are to fell and replace the tree due to its poor condition that cannot be rectified by pruning etc.

The works to the Lime tree T2, in my opinion, will be relatively large in relation to the overall size, spread and crown form of the tree, however in time its appearance, amenity value, and contribution to the character of the area will continue.

The felling of the lawson Cypress T4 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.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to the Lime tree T2, hereby permitted, shall be restricted to;

   i Re-pollarding to the previous points, at approximately 9 to 10 metres and associated works

   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.*

3. The proposed felling of the Lawson Cypress tree T4 and its replacement shall be carried out in full within 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.

   Reason: *In the interest of visual amenity.*

4. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 14/11/2023

Authorised by: PB Date: 14/11/23