Development Management – Delegated Officer Report **Date: 22/03/24**

Application Number	**AWDM/0058/24**
Address	**38 Lansdowne Road Worthing West Sussex BN11 5HB**
Proposal	**Application for consent under Worthing Tree Preservation Order No.24 of 1995 to reduce crown height and radial spread by up to 1.5 metres one Ginkgo tree T2, and to fell and replace one Purple BeechT1 of group G1.**

Date of site visit: 23/01/24

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

Proposal, Site and Surroundings

The application refers to two large mature trees in the front garden: one Purple Beech adjacent to the entrance driveway from Lansdowne Road, and a slightly smaller Ginkgo tree to the northeast, between the main building and number 36 Lansdowne Road. 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 reduce the crown height and radial spread of the Ginkgo tree T2, and to fell and replace the Purple Beech T1 of group G1.

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

1995: Worthing Tree Preservation order Number 24 of 1995 confirmed on 14/08/1995.

1995: Application for works to one Holm Oak (T1) comprising crown reduction of central leader by a maximum of three metres to growth points and crown thinning of remaining branch.

2004: Application for consent under Worthing Tree Preservation Order No. 24/1995 to clean out crown and crown lift to 2.5 metres over patio/lawn one Holm Oak in rear garden (T1); remove branches over gutter and roof of No 36 Lansdowne Road and clean out, one Maidenhair Tree in front garden (T2); cut back branches adjacent to phone lines and clean out crowns of 2 Purple Beech in front garden (Group G1)

2010: Application for consent under Worthing Tree Preservation Order No. 24 of 1995 for reduction in spread by 0.5 metres on east side of Maidenhair Tree (Ginkgo Biloba) (T2) to bring branches away from No. 36 Lansdowne Road to growth points. **Split Decision - Approved with Conditions** **Split Decision - REFUSED** Application for consent under Worthing Tree Preservation Order No. 24 of 1995 for a 20% reduction of Maidenhair Tree (Ginkgo Biloba) (T2) to bring branches away from No. 36 Lansdowne Road

2011: Application for consent under Worthing Tree Preservation Order No. 24 of 1995 to reduce lateral branches on western side by 1.5 metres and on eastern side by 0.5 metre on one Maidenhair Tree (Ginkgo biloba) adjacent to eastern boundary.

2014: Application for consent under Worthing Tree Preservation Order No.24 of 1995 to reduce radial spread by up to 1 metre on one Ginkgo tree T2.

2018: Application under Worthing Tree Preservation Order No. 24 of 1995 to crown lift northern side by 5m and reduce lateral branches on northern side by 1.5m, T1 and T2 Beech trees; Crown reduction by 1m T3 Ginkgo Biloba.

2020: Application for consent under Worthing Tree Preservation Order No.24 of 1995 to reduce height by 1.5m and radial spread by 1 metre of one Maidenhair tree (T2).

Planning Assessment

The tree is a small large immature growing in the front rear grounds garden adjacent to the junction of Road, south Farm Road and Avenue. The tree is prominent to the area, and can be seen from many views.

The trees are one large mature Beech in the front garden adjacent to the pavement of Lansdowne Road, and one smaller mature Ginkgo, located in a narrow space between number 38 and the adjacent flats of Carlisle House. The trees are a part of the street scene and make a contribution to the character and visual amenities of the area.

The trees are:

Ginkgo tree T2
This tree is a medium sized early mature, that is growing in a confined space, and has been restricted in its growth pattern. Although not being allowed to develop a natural crown the tree does still provide amenity to the area. The tree is single stemmed to 3.5 metres where it divides into 3-4 main mostly upright stems. There are several slightly larger lateral branches on the stems which have been previously shortened. The crown is narrow through maintenance, and has several crossed and rubbing branches within the main crown.

The proposed works are to reduce the crown height and radial spread by up to 1.5 metres. The works are continuing the previous management of the tree, to prevent possible future nuisance and to maintain the form and size of the tree.

Purple Beech T1 of group G1
Group G1 consists of two large mature Beech growing in a border between the two crossovers from Lansdowne Road. The Purple Beech tree T1 of G1 is to the west of the group. The tree has a single clear stem to 3 metres where a large co-dominant secondary stem emerges. The main stem persists to 4 metres, where it begins to divide and the crown begins to break. At 6 to 7 metres the secondary stems divide again into smaller uprights.The main crown is dense and wide spread with over extended, wider spreading secondary branches.

The proposed works are to fell and replace the tree, due to poor condition and previous signs of fruiting bodies on the main stem. The tree does appear to be in decline, with several areas of eroded bark and decay of the main stem.

The works to the Ginkgo tree T2, in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the area.

The felling of the Purple Beech tree of group G1, 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 Maidenhair tree (Ginkgo biloba) T2, 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.*

3. The proposed felling of the Purple Beech tree of group G1, identified on the applicants plan as T1, 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, any of 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: 22/03/2024

Authorised by: Gary Peck Date: 22 March 2024