Development Management – Delegated Officer Report **Date; 03/04/2025**

Application Number	**AWDM/0141/25**
Address	**30 Bulkington Avenue Worthing West Sussex BN14 7HL**
Proposal	**Application for consent under Worthing Tree Preservation Order No.79 of 2001 to re-pollard to previous points Lime trees T1 T2 and T3.**

Date of site visit: 01/04/25

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

Proposal, Site and Surroundings

The application refers to three medium to large mature Lime trees in the front and side gardens of 30 Bulkington Avenue, close to the junction with Gaisford 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 re-pollard all three trees.

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

2001: Worthing Tree Preservation order Number 79 of 2001 confirmed on 05/06/2001.

2002: Application for consent under Worthing Tree Preservation Order No. 79 of 2001 to re-pollard three Lime trees, to previous pollard points (T1, T2 and T3).

2006: Application for consent under Worthing Tree Preservation Order No. 79/2001 to re-pollard Lime trees on south and west boundary of the property to previous pollard points (T1, T2, and T3) (previous application ref. WB/02/01192/TPO)

2010: Application for Tree Preservation Order No.79 of 2001 to re-pollard three lime trees (T1, T2 and T3) to previous pollard points.

2017: Application for consent under Worthing Tree Preservation Order No.79 of 2001 to re-pollard to original points three Lime trees T1 T2 and T3.

2021: Application for consent under Worthing Tree Preservation Order No.79 of 2001 to re-pollard to previous points three Lime trees T1, T2 and T3.

Planning Assessment

The trees are three large mature Lime trees growing to the south and west of the main building adjacent to Gaisford Road T3 and T2, and Bulkington Avenue, T1. The trees are prominent to the area, and can be seen from many views. The trees are;

Lime tree T1
T1 is located to the southeast of the main building in the corner of the front garden adjacent to Bulkington Avenue. The tree has a large diameter single stem to 3.5 metres where it then divides into 3 to 4 large main stems that have each been pollarded at points from 6 to 7.5 metres.

Lime tree T2
The Lime tree T2 is to the southwest of the main building adjacent to the junction of Bulkington Avenue and Gaisford Road. The tree has a large diameter single stem to 4 metres that then becomes twin, with several large secondary limbs. The lateral limbs have been pollarded horizontally at 1 metre from the main trunk with the larger knuckles at between 7 to 8 metres.

Lime tree T3
This tree is growing to the west of the main building adjacent to Gaisford Road. The tree is single stemmed to 6 metres where it then has 4 to 5 main stems, each pollarded 6.5 to 7 metres. The main stem also has some significant epicormic growth that emerge from 2 metres.

The proposed works to all three trees are to re-pollard to the original points. The works are to continue the existing management and to contain the size and spread of the crowns.

These works in my opinion will be large in relation to the overall size of the trees and a significant amount of change will take place. However the effect on the area will not be detrimental as the result will be temporary and the trees will, in time, re-gain their overall appearance and amenity value.

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: 03/04/2025

Authorised by: LPrew Date: 03/04/2025