Development Management – Delegated Officer Report **Date; 16/06/23**

Application Number	**AWDM/0510/23**
Address	**Worthing Hospital Lyndhurst Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.12 of 1992 to reduce radial spread by up to 2 to 3 metres and crown lift up to 5.2 metres one Monterey Cypress tree T29.**

Date of site visit: 31/05/23

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

Proposal, Site and Surroundings

The application refers to a large mature Monterey Cypress located near the centre of the southern boundary wall adjacent to the pavement of Lyndhurst Road. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread and crown lift.

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

1992 : Worthing Tree Preservation order Number 12 of 1992 confirmed on 26/11/1992.

2009: Application for consent under Worthing Tree Preservation Order No 12 of 1992 to fell one Leyland Cypress (T7)

2010: Application for consent under Worthing Tree Preservation Order. No. 12 of 1992 to re-pollard six London Plane on east and west sides of the access road off Lyndhurst Road (T14, T15, T16, T17, T18 and T19).

2013: Application for consent under Worthing Tree Preservation Order No. 12 of 1992 to fell two trees: one Sycamore of group G5 and one Silver Birch T7, to reduce in height and spread by up to 2 metres one Sycamore of group G5 to Lift up to 3 metres and reduce crown spread on North side 3 trees: T5 Lime T3 Horse Chestnut and one Lime tree of group G1, and to reduce crown to give 2 metres clearance of building one Sycamore tree T25.

2013: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres and reduce crown to give 2 metres clearance of building one Macrocarpa tree in the Farncombe Road Conservation Area.

2017: Application for consent under Worthing Tree Preservation Order No.12 of 1992 reduce crown height and radial spread by up to 6 to 7 metres (Pollard) one Ash tree T10.

2017: Application for consent under Worthing Tree Preservation Order No.12 of 1992 to re-pollard to last points 5 Plane trees T14 to T18, deadwood and reduce height and radial spread 2 metres on one Ash tree T20, crown lift up to 3 metres one Yew tree, reduce to clear building Sycamore both of G5, to remove deadwood epicormic and basal growth from Lime T1 Cypress T29 Holm Oak of G5, and to fell and replace one Silver Birch tree T11.

Planning Assessment

The Monterey Cypress T29 is a large mature tree growing in the car park of the Hospital block "Homefield", near the junction of Homefield Road and Lyndhurst Road. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem that persists to 12 metres, reducing in size from 6 metres with additional stems emerging from 5, 6 and 8 metres, to the Northwest, East and West respectively. The first limbs emerge from 8 metres and are overarching, becoming low hanging. At 12 metres the main stem divides into several. The main crown is dense, with a very sparse area to its south side that also has several dead and hung up limbs.

The proposed works are to reduce radial spread by up to 2 to 3 metres and crown lift up to 5.2 metres. The works are to contain the spread of the tree and allow access beneath the crown. The removal of deadwood and hung up branches does not require prior consent.

These works 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.

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: 16/06/2023

Authorised by: PB Date: 20/6/23