Development Management – Delegated Officer Report **Date; 28/05/2025**

Application Number	**AWDM/0465/25**
Address	**1 Mill House Gardens Worthing West Sussex BN11 4NE**
Proposal	**Application for consent under Worthing Tree Preservation Order No.13 of 1993 to reduce crown height and radial spread by up to 2.5 to 3 metres to previous points London Plane tree T2.**

Date of site visit: 07/05/25

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

Proposal, Site and Surroundings

The application refers to one London Plane to the north of the building in the frontage of Mill House Gardens. The tree is visible from each direction along the busy A259 / Mill Road.

Consent is sought to reduce to previous points, reducing height and radial spread.

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

Consultations: None.

Representations: One representation from a nearby neighbour in support.

Relevant Planning History

1993: Worthing Tree Preservation order Number 13 of 1993 confirmed on 13/09/1993.

1993: Application for lopping of long limbs and generally shape up of one Plane tree and remove dead branches and balance up lower limbs of Monkey Puzzle tree (subject to Tree Preservation Order 13 of 1993)

1997: Mill House Gardens, 21/23 Mill Road - application for consent under Worthing Tree Preservation Order 13/1993 to crown lift to 3 metres two London Plane (T1 and T2) and one Elm (T4) by removal of the lower branches.

1998: Application under Worthing Tree Preservation Order No.13/1993 to crown lift two London Plane (T1 and T2) and one Elm (T4) by the removal of the lower branches and dead wood one Chile Pine (T3)

2001: Application for consent under Worthing Tree Preservation Order No. 13 of 1993 to fell one Plane tree (T1) and removal of the lower branches hanging over pavement of Plane tree (T2) Split Decision: Refused felling T1

2002: Application for consent under Worthing Tree Preservation Order No. 13 of 1993 to fell one Plane tree (T1) and removal of the lower branches hanging over pavement of Plane tree (T2).

2005: Application for consent under Worthing Tree Preservation Order 13/1993 to reduce the canopy by approximately 20% to one Plane tree (T1)

2007: Application for consent under Worthing Tree Preservation Order No.13/1993 for minor crown lift and reduce and re-shape the crown by up to 15 - 25% towards the building - one London Plane (T2) (on east side of front lawn)

2008: Application for consent under Worthing Tree Preservation Order No. 13 of 1993 to reduce and reshape canopies of two London Planes (T1 and T2) by up to 20%.

2009: Application for consent under Worthing Tree Preservation Order No. 13/1993 to fell one London Plane (T1) to the north of Nos. 17 to 25 Mill House Gardens, and to reduce and thin canopy by 15% London Plane (T2) to north of Nos. 1 - 4 Mill House Gardens.

2012: Application for consent under Worthing Tree Preservation Order No. 13 of 1993 to re-pollard to previous reduction points (approximate reduction by 3 metres to one London Plane (T8) in rear garden along southern boundary.

2014: Application for consent under Worthing Tree Preservation Order No.13 of 1993 to reduce radial spread by up to 2.5 metres on one London Plane T2.

2016: Application for consent under Worthing Tree Preservation Order No.13 of 1993 to re-pollard to previous points and reduce radial spread by up to 2 to 3 metres on east side one Plane tree T8.

2017: Application under Worthing Tree Preservation Order No. 13 of 1993 to reduce canopy by up to 2.5m in radial spread and clear branches from building to London plane T1.

2020: Application for consent under Worthing Tree Preservation Order No. 13 of 1993 to reduce to previous points, reducing height and radial spread by up to 1.5 to 2 metres one Plane tree T2.

Planning Assessment

The tree is a large sized mature Plane growing in the east side frontage of the apartment block of Mill House Gardens, where it is prominent to the street scene, contributes positively to the character to the area, and can be seen from many views.

The tree has a single stem to 6 metres, where it then divides into 2 to 3 main scaffold stems that each persist to within 2 to 3 metres of the top. The crown breaks at approximately 3 to 4 metres, making a broad rounded form, which although dense does allow some dappled light. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to cut back to previous points, reducing height and radial spread by up to 2 to 3 metres. The works are to re-establish a more Wine Glass shape, and to reduce the longest branches away from the building, whilst keeping the tree balanced.

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: 28/05/2025

Authorised by: Jo Morin Date: 28.05.2025