Development Management – Delegated Officer Report **Date; 16/05/2025**

Application Number	**AWDM/0420/25**
Address	**2 Office Whitley House 32 Rowlands Road Worthing West Sussex BN11 3JS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 to 4 metres and reduce radial spread by up to 1 to 2 metres one Silver Birch tree T1, and to re-pollard at 6 metres Lime trees T1 to T8 in the Montague Street Conservation Area.**

Date of site visit: 01/05/25

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

Proposal, Site and Surroundings

The application refers to one Silver Birch tree in the side garden adjacent to Byron Road, and a linear group of Lime trees in the front garden bordering the public pavement of Rowlands Road. The trees are an established part of the street scene and make a contribution to the character and visual amenities of the Montague Street Conservation Area.

Consent is sought to reduce crown height and reduce spread Silver Birch tree T1, and to re-pollard Lime trees T1 to T8.

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

1990: The property is included within Conservation Area Montague Street XXV (formerly Seafront and Hinterland), designated by the Council on 14th March 2000, pursuant to Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 2.5 metres, reduce radial spread on north side by up to 1 metre, and crown thin up to 25% eight Lime trees (T1-8) and four Sycamore trees (T9-12), and to reduce radial spread by up to one metre and crown lift up to 5 metres two Silver Birch trees T13 and T14 in the Montague Street Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to thin by 20% one Maple and pollard to 1m above previous pollards 2no. Sycamores and 8no. Limes all within the Montague Street Conservation Area.

Planning Assessment
The trees are a medium to large sized mature Silver Birch to the East of the front/side garden, and eight medium sized early mature Lime trees growing along the south boundary of the property. The trees are a prominent feature that can be seen from many views. The trees are:

Silver Birch tree T1
This tree has a large diameter single stem that divides into two at 2.25 metres. The two stems have been reduced at 3 metres, with selected stems being retained to form the main scaffold limbs. These stems are mostly dead within 0.5 to 1 metre of the top. The main crown is sparse with some wider spreading secondary branches.

The proposed works are to reduce crown height by up to 3 to 4 metres and reduce radial spread by up to 1 to 2 metres. The works appear quite heavy, however they are intended to re-start growth of the tree that has declined, but is showing signs of growth lower on the main stem.

Lime trees T1 to T8
This is a line of trees along the southern border of the property, running from the Southwest corner to the eastern side of the main building. The trees 1 to 8 are a row of pollarded Limes, with single stems to 2 to 4 metres, and all reduced at 4 metres. The re-grown stems are slender and mostly upright, forming moderately dense crowns. The crowns are wider spread to the south, with some slightly wayward laterals, extending from the main crown.

The proposed works are to re-pollard at 6 metres Lime trees T1 to T8. The works are to contain the size and spread of the trees, and continue their previous management regime.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the Montague Street Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/05/2025

Authorised by: Jo Morin Date: 27.05.2025