Development Management – Delegated Officer Report **Date; 19/04/2024**

Application Number	**AWDM/0450/24**
Address	**22 Vicarage Fields Worthing West Sussex BN13 3SF**
Proposal	**Application for consent under Worthing Tree Preservation Order No.20 of 2001 to fell and replace one Silver Birch tree T1 of group G2.**

Date of site visit: 15/04/24

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

Proposal, Site and Surroundings

The application refers to a small to medium sized early mature Silver Birch tree located in the lawn area of the open plan front garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the Silver Birch tree T1 of group G2

The reasons for the works are primarily in the interests of safety and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

2001: Worthing Tree Preservation order Number 20 of 2001 confirmed on 12/06/2001.

2004: Application to crown lift Holm Oak and Holly trees by 5 metres and reduce the upper crowns by 3 metres away from the property (Group G3).

2006: Application to reduce spread by between 1.5 metres and 2.7 metres of 3 Holm Oaks in rear garden of No. 21 Vicarage Fields; reduce spread of Holm Oak in the grounds of No. 22 Vicarage Fields overhanging No. 21; and reduce height of all 4 Holm Oaks (all in Group 3). Split Decision – REFUSED = Application to reduce spread by up to 5 metres of Holm Oak in the grounds of No. 22 Vicarage Fields overhanging No. 21; and reduce height of all 4 Holm Oaks by 3 metres (all in Group 3).

2008: Application to prune back branches of one Holm Oak in side garden by up to two metres (part of Group G3). Split Decision - Approved with Conditions, REFUSED = Application to fell six Holly trees in rear garden (part of Group G3).

2009: Application to prune back by approximately 1 metre Holm Oak (No.5), remove one low limb on Holm Oak (No. 6) towards house and prune back low branches on Holm Oak (No. 9) towards house by up to 2 metres, all adjacent to northern boundary. (within Group G3). **Split Decision Approved with Conditions Split Decision – REFUSED = Application to reduce height by 3-4

metres and spread by 2-3 metres to 5 Holm Oaks (Numbered 1, 2, 3, 4 and 9), and to fell one Holm Oak (Numbered 8) on northern boundary (within Group G3).

2009: Application to fell one Holm Oak tree and two Holly trees, and to selectively crown reduce six Holm Oak and six Holly trees (Part of Group G3)

2009 Application to fell one twin-stemmed Holm Oak tree (numbered 3 - part of Group G3) in north-western corner of rear garden.

2012: Application to crown lift to 5 metres and crown reduce by 2 metres three Holm Oak trees in rear garden; and to crown lift to 5 metres and crown reduce by 2 metres one Holm Oak in south-western corner of rear garden of 22 Vicarage Fields (Part of Group G3).

2012: Application to crown reduce by approximately 2 metres and crown lift to 5 metres five Holm oak trees (Part of Group G3) along northern side of rear garden application refused.

2014: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to crown thin by up to 10 – 15% one Holm Oak tree T1 of group G3, and to reduce radial spread by up to 2 metres on east side of crown to balance / re-shape one Holm Oak tree T2 of group G3.

2016: Application for consent under Worthing Tree Preservation Order No.20 of 2001 in respect of G3 in rear garden by west and north boundaries to pollard six Holm Oak trees: fell one Holm Oak: reduce height of four Holly trees by 2 metres and fell two Holly trees. Split Decision. Refused felling 1 Holm Oak T7 and one Holly T9.

2017: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to initiate pollard at 6 to 7 metres on one Holm Oak tree T3, to reduce eastern stem by up to 3 to 4 metres one Holm Oak T5, reduce crown height by up to 2 metres and crown thin up to 20% one Holm Oak T6, to crown thin up to 20% Holm Oak T7, to reduce crown height up to 1 metre and crown lift up to 5 metres two Holly trees T8 & T9 and to fell one Holly tree T10 all of group G3, and to reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre one Silver Birch T14 and reduce crown height and radial spread by up to 1 metre one Silver Birch tree T15, both of group G2.

2020: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to fell and replace 1 Holly and fell and replace one Holm Oak part of group G3. Refused.

2020: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to fell and replace one small Silver Birch part of Group G2 and reduce radial spread and height by 1-1.5 metres to large Silver Birch in Group G2.

2021: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to reduce crown height and radial spread by up to 1.5 to 3 metres 7 Holm Oaks of group G3; to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres 4 Holly trees of group G3 and to reduce crown height and radial spread by up to 1.5 metres two Silver Birch trees of group G2.

2022: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to reduce crown height and radial spread by up to 1 metre Holm Oak tree (T4), reduce radial spread to north 2 metres Holm Oaks (T5 and T6), reduce lower limbs to north 3 to 4 metres, reduce radial spread all other aspects up to 1.5 metres, and reduce crown height up to 1 metre Holm Oak (T7), all of group G3; to reduce crown height by up to 1 metres and reduce radial spread by up to 0.5 to 1 metre, and crown lift up to 4 metres 4 Holly trees of group G3 and to reduce

radial spread by up to 0.5 metres, crown thin 20% and crown lift up to 3 metres Silver Birch tree (T2) of group G2.

Planning Assessment

The tree is a small early mature Silver Birch growing in the front garden north of the property's driveway. The tree is prominent to the area, and can be seen from many views.

This tree is the furthest west of the two, and has a single stem to 1.8 metres, where the main stem divides into two. The two stems each have a lean to the northwest, where they are slightly suppressed by the crown of the larger tree T2. The central stem has been previously reduced at 9 metres. The main crown is sparse and compact with no foliage or buds, having died some time last year.

The proposed works are to fell and replace the dead Silver Birch tree T1.

These works in my opinion 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 felling of the Silver Birch tree T1 of group G2, which is the further North of the two, as indicated the applicants plan 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.*

3. If within five years following replanting, 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: 19/04/2024

Authorised by: Gary Peck Date: 19 April 2024