Development Management – Delegated Officer Report **Date; 10/02/2025**

Application Number	**AWDM/1439/24**
Address	**Caer Gwent Care Home Downsview Road Worthing West Sussex BN11 4TA**
Proposal	**Application for consent under Worthing Tree Preservation Order No.16 of 2006 to reduce radial spread by up to 1.5 metres to South one Norway Maple T4 and two Deodar of group G1.**

Date of site visit: 06/02/25

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

Proposal, Site and Surroundings

The application refers to two large mature Deodar trees located near the centre of the northwest of the grounds between the north of the main building and The Old Coach House in Belsize Close, and a single Norway Maple near the outside corner of the garden area South of the garage compound of Wentworth Court. The trees are a part of the local landscape and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to South one Norway Maple T4 and two Deodar of group G1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2006: Worthing Tree Preservation order Number 16 of 2006 confirmed on 12/10/2006.

2007: Application for consent under Worthing Tree Preservation Order No. 16 of 2006 to crown thin by 30% and reduce Red Horse Chestnut (T6), deadwood two Maidenhair Trees (T7 and part of Group G2), light crown lift and deadwood one Norway Maple (T4) and remove lower branches, west side, and dead wood Deodar, north west corner and reduce towards building, eastern side of Horse Chestnut, T5.

2008: Application for consent under Worthing Tree Preservation Order No. 27 of 1994 to fell one Bay tree (within Group G5) and lightly reshape to maintain form one Holly (T10).

2010: Application for consent under Worthing Tree Preservation Order No. 16 of 2006 to fell one Horse Chestnut (T6) on south side of driveway to Downview Road, and replace with one Prunus sargentii.

2023: Application for consent under Worthing Tree Preservation Order No.16 of 2006 to reduce radial spread by up to 2 metres two Deodar trees of group G1.

Planning Assessment

The trees are two large mature Deodars in a cohesive group, growing in the rear grounds of Caer Gwent, adjacent to the utility and delivery area to the north of the complex, and a single Norway Maple close to the boundary with Wentworth Court. The trees are prominent to the area, and can be seen from several views.

The trees are:

Norway Maple T4
This tree has twin stems from ground level, that each divide from 1.5 metres into several twisted and sprawling secondary stems. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread by up to 1.5 metres to South to contain the spread of the tree and allow more light and air to pass the crown.

Deodar T1 of group G1
This tree is to the West of the two and has a large diameter single stem that persists to within 2 to 3 metres of the top. The tree is slightly taller than the Deodar T2, with the two trees having a closely intertwined crown.

Deodar T2 of group G1
The Deodar tree T2 of group G1 has a slightly smaller straight single stem that persists to 10 metres where it divides into several stems. There is a large secondary stem that emerges from 2.25 metres, that achieves an equal height in the crown. The first laterals emerge from 3 metres. The combined main crown is dense and widespread with some slightly over extended laterals.

The proposed works for both trees of group G1 are to reduce radial spread to the South by up to 1.5 metres. The works are to contain the spread of the trees and maintain the clearance to the main building.

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 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:10/02/2025

Authorised by: Jo Morin Date: 11.02.2025