Development Management – Delegated Officer Report **Date: 21/08/23**

Application Number	**AWDM/0893/23**
Address	**Flat 5 Raglan Court Lansdowne Road Worthing West Sussex BN11 5HA**
Proposal	**Application for consent under Worthing Tree Preservation Order No.8 of 1990 to reduce three selected southwest laterals (over car park) by up to 2.5 metres one Robinia tree T12.**

Date of site visit: 14/08/23

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

Proposal, Site and Surroundings

The application refers to a medium to large sized mature Robinia tree near the northeast corner of the car parking area of Raglan Court. 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 three selected southwest laterals over the car parking area.

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: Worthing Tree Preservation order Number 8 of 1990 confirmed on 23/05/1990.

1995: Application to remove lowest limbs to the bole, remove secondary branches to the main limb over highway and removal of secondary branch on west side abrading lamp column one false acacia (T12). Crown lift to 2.5 metres, remove dead wood and snags to two flowering crabs (T13 and T15), one purple-leaved plum (T14) and one silver birch (T16). Approved.

2000: Application to remove the lowest limbs to the bole. Remove the secondary branches to the main limb over the highway and remove the secondary branch on the west side abrading the street light column to one False Acacia T12. Approved.

2009: Application to crown thin by 30% and Crown lift to 4 metres, two Purple-leaved Plum (T11 and T14), two Flowering Crab (T13 and T15), one Robinia (T12) and one Silver Birch (T16).

2013: Application for consent under Worthing Tree Preservation Order No. 8 of 1990 to reduce in height by up to 1 metre reduce in radial spread by up to 0.5 to 1 metre and crown thin up to 15 – 20% one Purple Plum (T11), reduce in height and radial spread by up to 2 metres one Robinia (T12) , reduce in height by up to 1 metre reduce in radial spread by up to 2 metres and crown thin up to 15 – 20% one Purple Plum (T14), reduce in height and radial spread by up to

2 metres and crown thin up to 15 – 20% one Silver Birch (T16) and to remove dead dying and diseased wood from all four trees.

2018: Application for consent under Worthing Tree Preservation Order No. 8 of 1990 to reduce radial crown spread by up to 1.5 metres to north side to clear streetlight one Robinia T12.

Planning Assessment

The Robinia tree T12 is located in the northeast corner of the parking area that is accessed via Grand Avenue, close to the junction of Grand Avenue and Lansdowne Road. The tree contributes to the area and is part of the tree lined roads of Grand Avenue and Lansdowne Road. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter gnarled single central stem with several equal height smaller secondary stems to its north. The main stem begins to divide at 1.8 metres into several slightly sprawling stems, some of which are fused. The main crown is dense and wide spread with some slightly over extended laterals, mostly to the south and southwest.

The proposed works are to reduce three selected southwest laterals that extend across the car park, by up to 2.5 metres. The works are to contain the spread of the tree, and rebalance the crown.

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: 21/08/2023

Authorised by: Gary Peck Date: 21 August 2023