Development Management – Delegated Officer Report **Date; 01/07/2025**

Application Number	**AWDM/0564/25**
Address	**Cissbury Building 21 Farncombe Road Worthing West Sussex BN11 2AY**
Proposal	**Application for consent under Worthing Tree Preservation Order No.16 of 1985 to reduce radial spread by up to 2 metres, crown lift up to 3 to 4 metres and crown thin 15%, Horse Chestnut tree T1.**

Date of site visit: 20/05/25

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

Proposal, Site and Surroundings

The application refers to a large mature Horse Chestnut tree in the rear car parking area of the office block of 21 Farncombe Road. The tree is a prominent part of the local landscape and makes a contribution to the character and visual amenities of the Farncombe Road Conservation Area.

Consent is sought to reduce radial spread, crown lift and crown thin Horse Chestnut tree T1.

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

1985: Worthing Tree Preservation order Number 16 of 1985 confirmed on 03/12/1985.

1985: The property is included within Conservation Area Vii (Farncombe Road) Designated by the Council on 7th November 1985.

1986: Application to crown lift and remove selective branches from main limb overhanging rear boundary wall to Horse Chestnut T5, at front.

2002: Application to crown lift to 5 metres and crown thin by 10% 1 Horse Chestnut tree (T1); remove dead and diseased wood from 1 Atlas Cedar tree (T2); and crown lift to 3 metres and remove dead and diseased wood to 1 Ash tree (T3).

2002: Application to crown reduce by 20% 1 Horse Chestnut Tree (T1) Split Decision.

2006: Application to reduce and reshape crown by 20% on overhang to neighbouring properties and remove epicormic growth of one Horse Chestnut (T1).

2008: Application to crown lift uniformly to 8 metres one Horse Chestnut (T1).

2012: Section 211 Notice under the Town and County Planning Act 1990 of intention to re-pollard/prune espalier shaped Pear tree and 2 Poplar trees along rear (western) boundary (Six weeks notification of tree works within the Farncombe Road Conservation Area).

2014: Application for consent under Worthing Tree Preservation Order No.16 of 1985 to crown lift up to 7 metres and remove epicormic growth to a height of 7 metres on one Horse Chestnut tree (T1)

2025: Application for consent under Worthing Tree Preservation Order No.16 of 1985 to reduce radial spread by up to 2 metres, crown lift up to 3 to 4 metres and crown thin 15%, Horse Chestnut tree T1.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 1 to 2 metres, and crown lift up to 3 metres, two Lombardy Poplar trees T1 and T2 and one Pear tree T3 and to reduce radial spread 1 to 1.5 metres crown lift up to 3 metres and crown thin up to 15% Acer tree T4 in the Farncombe Road Conservation Area.

Planning Assessment

The tree is a large mature Horse Chestnut growing in a hard surfaced car parking area to the rear / West of the Office block building. The tree is prominent to the area, and can be seen from Farncombe Road at its junction with Lyndhurst Road.

The tree has a large diameter single stem to 2.5 metres giving way to two distinct main stems and several other smaller stems. The first significant sized limbs that emerge from 10 metres. There are some knuckles developing lower on the main stems, where epicormic growth has been repeatedly removed. The main crown is dense and very wide spread with many over extended laterals.

The proposed works are to reduce radial spread by up to 2 metres, crown lift up to 3 to 4 metres and crown thin 15%. The works are to contain the spread of the tree crown, allow access beneath and allow more light and air to pass through 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 Farncombe Road Conservation 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: 01/07/2025
Authorised by:	Louise Prew	Date: 08/07/2025