Development Management – Delegated Officer Report **Date; 16/08/2024**

Application Number	**AWDM/1643/23**
Address	**Exmoor Court Exmoor Drive Worthing West Sussex BN11 4RG**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 1993 to crown lift up to 3 metres over Footpath and 5.5 metres over car park Silver Birch trees T3 & T4 and Wellingtonia T7, Lift to 5.5 metres Silver Birch trees T5 & T6, to reduce lowest limbs to clear footpath by approximately 1.5 metres one Lawson Cypress T8, and to fell one Lawson Cypress T9.**

Date of site visit: 13/06/24

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

Proposal, Site and Surroundings

The application refers to seven large mature trees located around the frontage and car park of Exmoor Court, adjacent to Exmoor Drive and Salvington Road. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to crown lift over Footpath and car park four Silver Birch trees T3 T4 T5 & T6 and Wellingtonia T7, to reduce lowest limbs to clear footpath the Lawson Cypress T8, and to fell and replace the Lawson Cypress T9.

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

1993: Worthing Tree Preservation order Number 15 of 1993 confirmed on 13/09/1993.

2012: Application for consent under Worthing Tree Preservation Order No. 15 of 1993 to crown lift to 2 metres one Wellingtonia (T7) and two Lawson Cypress (T8 and T9) in southern part of site adjacent to Salvington Road

Planning Assessment

The trees are a small seven large matures growing in the open plan frontage of the complex, around the main car parking area. The trees are prominent to the area, and can be seen from many views. The trees are:

<u>Silver Birch trees T3 & T4</u>
These two trees are located to the Northeast corner of the frontage and are the closest to the main building. T3 is to the West and closest to the car park, and has a single stem to 5 metres, where it

then divides into several stems with two slightly twisted central stems and several outer stems that are angled outward. T4 is located further North, and has a single stem to 8 metres, with large ascending limbs to the South and Northeast from 4 to 4.5 metres. The main crowns of the two trees are combined being dense and wide spread with some slightly over extended and some lower hanging laterals.

The proposed works are to crown lift both trees up to 3 metres over internal footpath and up to 5.5 metres over car park. The works are to allow access beneath and allow more light and air to pass under the combined crowns.

Silver Birch trees T5 & T6

The Silver Birch trees T5 and T6 are located to the West of the frontage, close to the pavement of Exmoor Drive and the entrance to the car park. T5 is the furthest West and has a single stem to 2 metres where it then divides into 3, with additional stems to the East and West which both achieve an equal height in the crown. T6 is located close to the Southwest corner of the car park. The tree has a large diameter leaning single stem that divides into 2 from 2.25 metres. The Western stem persists to 4.5 metres where it divides again, with the East stem terminating, possibly due to storm damage, at 3.75 metres. The crowns of the two trees are partially combined, with T5 being considerably taller and both being dense and wide spread with some low hanging laterals.

The proposed works are to crown lift up to 5.5 metres, to allow clearance to the Car Parking area, the access road and to the pavement of Exmoor Drive.

Wellingtonia T7

The single Wellingtonia tree T7 is growing in a wide verge close to the junction of Exmoor Drive and Salvington Road. The tree has 5 to 6 main large diameter stems from a common source above ground level. The stems are mostly upright with two being near horizontal to the Southwest and Southeast. The upright stems begin to divide from 4 metres and angle outward from 7 - 8 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to crown lift up to 3 metres over footpath and 5.5 metres over car park. The works are to allow access beneath the crown.

Lawson Cypress T8

This tree is located along the South boundary close to the disused vehicular entrance from Salvington Road. The tree has a single stem to 5 metres, where it then divides into two slender tightly forked stems, that each divide into more parallel uprights from 7.5 metres. The first laterals emerge from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce lowest limbs to allow clearance to the public pavement of up to 1.5 metres. The works are to create clear access to the South of the tree.

Lawson Cypress T9

The second Lawson Cypress tree T9 is the furthest East of the seven trees, located to the Southwest of the main building close to the pedestrian entrance from Salvington Road. The tree has multiple stems from a common source above ground level, including some smaller outer stems supported by low “candelabra” or horizontal unions. The stems combine to form a wide conical shaped crown that is approximately 70% defoliated. The main crown is dense to the Western side, mostly on a single stem, with no foliage at the centre and some patchy sparsely foliated areas to the East.

The proposed works are to fell and replace the tree, which is in decline.

The works to the four Silver Birch, the Wellingtonia and the Lawson Cypress T8, 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. The felling of the Lawson Cypress T9, 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 works to the four Silver Birch, the Wellingtonia and the Lawson Cypress T8, 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.*

3. The proposed felling of the Lawson Cypress tree T9, 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.*

4. 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: 16/08/2024

Authorised by: Jo Morin Date: 21.08.2024