Development Management – Delegated Officer Report **Date; 10/09/2024**

Application Number	**AWDM/0852/24**
Address	**Mill Field Lodge 20 Downview Road Worthing West Sussex BN11 4AB**
Proposal	**Application for consent under Worthing Tree Preservation Order No.16 of 2006 to fell and replace one Walnut tree T8.**

Date of site visit: 17/07/24

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

Proposal, Site and Surroundings

The application refers to a medium to large sized mature Walnut tree located near the Southeast corner of the rear grounds, close to the garage compound. 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 tree.

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

2011: Application for consent to reduce canopy of one Wild Cherry by up to 20% (T10) and reduce canopies of two young Narrow-leaved Ash (T11 and T12) by up to 15%

2014: Application for consent under Worthing Tree Preservation Order No.16 of 2006 to reduce radial spread by up to 1 metre on one Wild Cherry T10, reduce radial spread by up to 1.5 metres on two Narrow leaved Ash T11 and T12, and to remove deadwood from one Walnut tree T8.

2017: Application for consent under Worthing Tree Preservation Order No.16 of 2006 to reduce radial spread by up to 1 metres, on one Cherry tree T10 and to reduce radial spread by up to 1.5 metres, on two Narrow Leaved Ash trees T11 and T12.

2019: Application for consent under Worthing Tree Preservation Order No.16 of 2006 to reduce crown height and radial spread by up to 1 metre to one Wild Cherry T10, to reduce crown height and radial spread by up to 1.5 metres two Narrow Leaf Ash T11 and T12 and to remove deadwood and reduce selected limb over garage on Walnut tree T8.

Planning Assessment

The tree is a large mature Walnut growing in the rear grounds adjacent to the access road to Caer Gwent Care Home to the east of Mill Field Lodge. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem that is clear to 4 metres, and persists to the top, becoming reduced in girth from 5 to 6 metres where the first large secondary laterals begin to emerge. Most of the stems and limbs have deadwood at their ends (stag heads) and the leaves that are present are slightly chlorictic. The main crown is sparse and wide spread with some slightly over extended laterals near the adjacent garages. The tree has several large Ganoderma brackets at its base.

The proposed works are to fell and replace the tree, due to poor health and a low life expectancy.

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 Walnut tree T8 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: 10/09/2024

Authorised by: Jo Morin Date: 10.09.2024