Development Management – Delegated Officer Report **Date; 08/05/2024**

Application Number	**AWDM/0275/24**
Address	**Glaxo Smith Kline Southdown View Way Worthing West Sussex BN14 8QH**
Proposal	**Application for consent under Worthing Tree Preservation Order No.44 of 1995 to reduce radial spread to North by up to 2 to 2.5 metres (to previous points) and shape upper crowns without reduction of overall height 7 Holm Oak trees of group G2.**

Date of site visit: 15/04/24

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

Proposal, Site and Surroundings

The application refers to three large tall mature Holm Oak trees at the eastern end of group G2. The trees are part of a 190 metres long line of trees, which run from 70 to 116 Clarendon Road. The trees are highly visible from many views over a wide area.

Consent is sought to prune new growth away from main building and fence line, to clear garden of 114 Clarendon Road, seven Holm Oak trees of group G2.

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

1995: Worthing Tree Preservation order Number 44 of 1995 confirmed on 12/12/1995.

1998: Application for consent under Worthing Tree Preservation Order No.44/1995 to crown lift 3 Holm Oak (part of group G2) by 3 metres on north side and crown reduce by up to 1 metre on north side (adjacent to 116 Clarendon Road)

1999: Application for consent under Worthing Tree Preservation Order no.44/1995 to crown lift 4 Holm Oak trees (part of Group G2) to three metres and to crown reduce by up to one metre on Northern side(adjacent to 114 Clarendon Road)

2001: Application for consent under Worthing Tree Preservation Order No.44/1995 to remove 1 Quercus Ilex; prune back canopy on south side of Quercus Ilex approximately 3-4 metres; prune and make safe 1 Cupressocyparis Leylandii (Group G2)

2001: Application for consent under Worthing Tree Preservation Order No. 44/1995 to fell 4 Cupressocyparis Leylandii and replace with three Holm Oak (adjacent 116 Clarendon Road)

and crown lift Holm Oaks (to the rear of Nos. 74 to 88 Clarendon Road) to 3.5m on northern side.

2004: Application for consent under Worthing Tree Preservation Order No. 44/1995 to reduce height of 35 Holm Oak trees (within Group G2) to 8 metres overall and prune back on north side**Split Decision** Reduction in height Refused.

2006: Application for consent under Worthing Tree Preservation Order No. 44 of 1995 to crown lift to 3.5 metres north side of 33 no. Holm Oaks (within Group G2) adjacent to Nos. 70-96 Clarendon Road, and crown lift to 8 metres to Holm Oaks (within Group G2) adjacent to Nos. 114 and 116 Clarendon Road

2007: Application for consent under Worthing Tree Preservation Order No. 44 of 1995 to crown lift to 3.5 metres north side of 33 no. Holm Oaks (within Group G2) and crown lift to 8 metres to Holm Oaks (within Group G2) Permission granted with conditions.

2008: Application for consent under Worthing Tree Preservation Order No.44 of 1995 to crown lift low growth to the south overhanging security fence and obscuring the CCTV view, reduce side growth on southern side of tree line by a maximum of 20% and dead wood - 32 Holm Oak (within group G2).

2009: Application for consent under Worthing Tree Preservation Order No. 44 of 1995 to crown lift low growth to the south over security fencing; reduce side growth on southern side of tree line by no more than 15-20%; and reduce side growth to the north over neighbouring properties to rebalance 32 No. Holm Oak (within Group G2) Permission granted with conditions.

2013: Application for consent under Worthing Tree Preservation Order No. 44 of 1995 to reduce radial spread of crown by up to 3 metres on 17 Holm Oak trees of group G2.

2014: Application for consent under Worthing Tree Preservation Order No. 44 of 1995 to reduce radial spread of crown by up to 2 to 4 metres, and crown reduce in height by up to 5 metres, 39 Holm Oak trees of group G2 **Split Decision** Reduction in height Refused.

2014: Proposed works to three Holm Oaks in group G2 under Worthing Tree Preservation Order No. 44 of 1995

2016: Application for consent under Worthing Tree Preservation Order No.44 of 1995 to reduce radial spread on north side by up to 1.5 metres on three Holm Oak trees of group G2

2018: Application for consent under Worthing Tree Preservation Order No. 44 of 1995 to prune back branch overhang by up to 2 metres to growth point and light shape to the trees upper crowns to Holm Oaks, prune back branch overhang by up to 3 metres to grow points and lightly shape into the trees upper crowns, and Holm Oak treeline along northern boundary prune back side over car park to edge of kerb line (between 2 and 3 metres) all part of Group G2 south of 110 and 114 Clarendon Road.

2019: Application for consent under Worthing Tree Preservation Order No. 44 of 1995 to crown raise to 5 metres above ground level and remove major deadwood to 2 Holm Oak part of group G1, and crown raise to 5 metres above ground level and remove major deadwood to 1 Holm Oak T2.

2019: Application for consent under Worthing Tree Preservation Order No. 44 of 1995 to prune 3 no. stubbs, 2 no. primary branches and prune 3 no. secondary branches to achieve up to 4 metre

clearance from building to one Monterey Pine; prune back canopies to achieve up to 4 metre clearance of the building to 4 No. Holm Oaks, all part of Group G2.

2021: Application for consent under Worthing Tree Preservation Order No.44 of 1995 to prune new growth away from main building to allow clearance of up to 2 metres; prune new growth to allow clearance to fence line of up to 2.5 to 3 metres and to crown lift by up to 3 metres to clear garden of 116 Clarendon Road, three Holm Oak trees T1, T2 and T3 of group G2.

Planning Assessment

The trees are of varying size but generally the row has an average height of around 16 – 18 metres, and are growing in a small belt of land between garden fences and security fencing for the Glaxo-Smith-Kline complex.

These are imposing trees for the properties to their north but are important for screening the industrial site. The proposed works should help to alleviate concerns of overhanging branches etc. This will be a continuation of works previously carried out under a separate application, without significant harm to the screening function of the trees.

The proposed works are to prune new growth away from the main building by up to 2 to 2.5 metres to previous points and to shape the tops of the trees to allow some additional light into the garden of 114 Clarendon Road without reducing the overall height. The works are to contain the spread of the trees, and abate possible future nuisance. This is a large reduction in crown spread, but due to the overall size of the trees it should not adversely affect their health or appearance.

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: 08/05/2024

Authorised by: Louise Prew Date: 20/05/2024