Development Management – Delegated Officer Report **Date; 30/08/2024**

Application Number	**AWDM/0808/24**
Address	**9 Cissbury Road Worthing West Sussex BN14 9LD**
Proposal	**Application for consent under Worthing Tree Preservation Order No.13 of 2002 to reduce radial spread by up to 2.5 metres to North, 2 metres to South and crown lift up to 2.5 metres, Silver Birch tree T1 and to reduce radial spread to South by up to 2 metres, Silver Birch tree T2.**

Date of site visit: 27/08/24

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

Proposal, Site and Surroundings

The application refers to two large tall mature Silver Birch trees located on the Southern boundary of the rear garden. The trees are a prominent part of the local landscape and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread and crown lift Silver Birch tree T1 and to reduce radial spread to South Silver Birch tree T2.

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

2002: Worthing Tree Preservation order Number 13 of 2002 confirmed on 05/07/02.

2004: Application for consent under Worthing Tree Preservation Order No. 13/2002 to fell one Irish Yew (T4); to crown lift one Silver Birch (T1), one Deodar (T3), one Horse Chestnut (T5) and three Lawson Cypress (G1), to lightly thin Silver Birch (T1) and lightly reduce Deodar on eastern side and to remove dead wood on Birch (T1) and Deodar. **Split Decision - Approved with Conditions** **Split Decision - REFUSED** Application for consent under Worthing Tree Preservation Order No. 13/2002 to crown reduce Silver Birch (T2) by 15% - 20% and crown reduce Lawson Cypress by 30% - 35% and levelled through with boundary of No. 7 Cissbury Road. (7a, 7b & 9 Cissbury Road)

2014: Application for consent under Worthing Tree Preservation Order No.13 of 2002 to crown lift up to 3 metres, reduce radial spread by up to 1 metre thin by up to 10% on two Silver Birch trees T1 and T2, crown lift up to 3 metres and remove deadwood on one Deodar tree T3, and to fell one Lawson Cypress tree of group G1

Planning Assessment

The two Silver Birch trees are part of an established group of trees, which are partially visible in the street scene and make a contribution to the character and visual amenities of the area. The trees are part of the area, and can be seen from several views.

The trees are:

Silver Birch T1
This is a single stemmed early mature tree, growing, along the southern boundary of the rear garden of 9 Cissbury Road. The tree is single stemmed to 3 metres, where it then begins to divide with each of the main three secondary stems dividing again from 4.5 metres. The main crown is dense and wide spread with some over extended laterals.

The tree is healthy although there are several areas affected by Taphrina betulina (witches' broom), where the natural structure of the tree is changed to a dense mass of shoots grows from a single point, with the resulting structure resembling a broom or a bird's nest.

The proposed works are to reduce radial spread by up to 2.5 metres to North, 2 metres to South and crown lift up to 2.5 metres. These works are to contain the spread of the tree and allow access below the crown.

Silver Birch Tree T2
This is a smaller mature tree growing further west along the southern boundary of the rear garden of 9 Cissbury Road. The tree is single stemmed with small upright stems emerging at 1-1.5 metres from the enlarged bole of the central stem. The main foliage and crown break is at 3 metres, with the tree extending to an overall height of 12 metres. The tree has slightly distorted growth with some twisted and over landed branches, and a slight imbalance to the South. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread to South by up to 2 metres. The works are to contain the spread of the tree into the neighbouring garden and to allow more light and air to pass the crown.

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: 30/08/2024

Authorised by: LPrew Date: 30/08/2024