Development Management – Delegated Officer Report **Date; 04/01/24**

Application Number	**AWDM/1406/23**
Address	**12 Longlands Spinney Worthing West Sussex BN14 9NU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.37 of 2003 to fell and replace one Holm Oak tree T1 of group G11.**

Date of site visit: 30/01/23

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature Holm Oak located South of the access path within the front open plan garden. The tree is part of a group of trees that are a prominent part of the street scene and that make a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace one Holm Oak tree T1 of group G11.

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

2003: Worthing Tree Preservation order Number 37 of 2003 confirmed on 22/01/2004.

2018: Application under Worthing Tree Preservation Order No 37 of 2003 for height reduction up to 2m, radial reduction up to 2m, crown lift up to 4m Holm Oak T1; Height reduction up to 3.5m, radial reduction up to 2m, crown lift up to 4m Holm Oak T2.

2019: Application for consent under Worthing Tree Preservation Order No.37 of 2003 to reduce height by up to 1.5m of two Irish Yews in group G12.

Planning Assessment

The tree is a mature Holm Oak growing in the open plan front garden that extends to the kerb of the carriage way of Longlands Spinney. The front gardens each have a dividing footpath that runs from nos. 10 to 15. The trees are prominent to the area, and can be seen from many views.

The Holm Oak T1 is located to the south of the access path, and is the closest to the main building of group G11. The tree has a leaning single stem to 2.5 metres, where several large laterals emerge and the central stem persists, in reduced form to 5 metres. At 5 metres the main and secondary stems have historically been unsympathetically reduced, with multiple slender stems emerging at this point. The main crown is moderately dense and wide spread with most of the foliage on the perimeter of the crown.

The proposed works are to fell and replace Holm Oak tree T1 of group G11, due to its lean to the north and the presence of a Ganoderma fruiting body at the base. It is also suggested that the tree is restricting the growth of the other Holm Oak of group G11. The tree has a lean to the north but there is no indication that this has occurred due to damage, as the uprights are vertical and there is no ground heave to the south of the main stem. Although a fruiting body is present, given the species of the tree and the fact that it does not circle the base it would appear reasonable that this can be monitored rather than felling the tree. The tree has a combined crown with the other Holm Oak T2, and in my opinion the two trees are a cohesive pair, rather than either tree restricting the other.

Therefore it is recommended that the proposal is refused.

Recommendation

REFUSE for the reason(s):-

1. The Holm Oak tree T1 of group G11 is a part of a cohesive group that is a prominent and established feature, which contributes positively to local character and landscape of the area. Having regard to the maturity and stature of the tree and its prominence within the street scene, its removal would be detrimental to the visual amenities of the area. Concerns such as the possible decay and lean of the tree can be alleviated by monitoring and other works such as crown thinning.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 04/01/2024

Authorised by: PB Date: 4/1/24