Development Management – Delegated Officer Report **Date; 20/10/23**

Application Number	**AWDM/1254/23**
Address	**Central Library Richmond Road Worthing West Sussex BN11 4AA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres and crown lift up to 4 metres, four London Plane trees T1 to T4 in the Chapel Road Conservation Area.**

Date of site visit: 25/09/233

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

Proposal, Site and Surroundings

The application refers to four large early mature London Plane trees located within the public pavement directly South of the entrance way to Worthing Central Library. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Chapel Road Conservation Area.

Consent is sought to reduce crown height and radial spread and crown lift, four London Plane trees T1 to T4.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

2000: The property is included within Conservation Area Chapel Road (XXIV) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

Planning Assessment

The trees are four large mature London Planes, growing in front of the main stepped entrance to the Worthing Central Library Richmond Road. The trees are prominent to the area, and can be seen from many views.

The trees from East to west are:

<u>London Plane T1</u>
This tree has a single stem that is clear to 4 metres, and persists to 9 metres, where it divides into two secondary stems that each divide several times to the top. The main crown is dense and wide spread with some slightly over extended laterals.

London Plane T2
The London Plane tree T2, a single stem to 8 metres where it then divides into two main scaffold stems that each divided several times to the top. The first laterals are wide spreading and emerge from 4 metres. The main crown is dense and wide spread.

London Plane T3
The main stem of this tree persists to 12 metres before dividing into several stems, in reduced form from 9 metres. The first laterals emerge at 3 metres. The main crown is dense and wide spread with some slightly lower hanging laterals.

London Plane T4
This tree is at the Western end of the four and has the largest central stem, which extends to 10 metres, where it then divides into 2 to 3 large secondary stems that each divide again from 10.5 metres. The first laterals emerge from 6 metres. The main crown is dense and wide spread.

The proposed works for all four trees that are a size, are to reduce crown height and radial spread by up to 2 metres and crown lift up to 4 metres. The works are to contain the size and spread of the trees, and allow access beneath the crowns.

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 Chapel Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 20/10/2023

Authorised by: PB Date: 20/10/23