Development Management – Delegated Officer Report **Date; 07/12/23**

Application Number	**AWDM/1387/23**
Address	**Transformer Station North of 108 Offington Lane Worthing**
Proposal	**Application for consent under Worthing Tree Preservation Order No.50 of 1990 to reduce radial spread by up to 2 to 3 metres one Sycamore tree T1 of Area A1.**

Date of site visit: 28/11/23

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

Proposal, Site and Surroundings

The application refers to a large early mature Sycamore tree located near the centre of the boundary with 108 Offington Lane. The tree is part of much larger established woodland that is adjacent to the main A27 Offington Roundabout and Offington Lane, that is part of the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to the south.

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

Consultations: None.

Representations: One representation received from a nearby neighbour with no objection, but concern regarding bat habitats within the affected woodland.

Relevant Planning History

1990: Worthing Tree Preservation order Number 50 of 1990 confirmed on 28/01/1991.

1995: Remedial crown lifting and crown reduction works and various dead wooding to various Sycamores and Elm trees adjacent to substation in Offington Lane and 108 Offington Lane (subject to Worthing Tree Preservation Order No 50/1990) : Seeboard substation north of 108 Offington Lane.

2018: Application for consent under Worthing Tree Preservation Order No.50 of 1990 to fell and replace one main stem of Sycamore tree T1, reduce radial spread by up to 2 metres / to southern boundary line one Sycamore tree T2, reduce crown height by up to 4 metres, and reduce radial spread by up to 2 metres / to southern boundary line 3 Leylandii trees T2 T4 & T5, and to reduce radial spread by up to 2 metres on two Oak trees T6 and T7.

Planning Assessment
The tree is a large Sycamore, growing in the southern section of the wooded area around the North Worthing Substation, adjacent to number 108 Offington Lane. The woodland A1 of TPO 50 of 1990, covers an area from north of number 108 Offington Lane to west of 117 Warren Road. The woodland

is a significant established feature of the area that is visible from all roads that converge on the Offington Roundabout of the A27 / A24 to the north west of the site.

Sycamore tree T1
The tree is formed of two tall slender separated stems from ground level that each persist to 10 metres where both begin to divide into several smaller uprights. The first significant limbs emerge from 6 metres and are also ascending. The main crown breaks at six metres and is mostly upright with some secondary lateral limbs that spread to the north and to the south.

The proposed works are to reduce radial spread on the southern side by up to 2 metres, to bring the crown in line with the boundary fence. The works are to abate possible future nuisance to the adjacent dwelling and to contain the spread of the tree.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its 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. The Decision Notice has Informatives / Notes to Applicant No.2 of which states:

“applicant’s attention is drawn to the provisions of the Countryside & Rights of Way Act 2000. Under the Act, it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place”.

Case Officer: JDS Date: 07/12/2023

Authorised by: PB Date: 7/12/23