Development Management – Delegated Officer Report **Date; 29/01/24**

Application Number	**AWDM/1594/23**
Address	**36 Langham Court Grand Avenue Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.10 of 1990 to reduce radial spread to East by up to 2 metres, and crown lift up to 6 metres one Lime tree T5, to remove selected secondary stem to the South Sycamore tree A1 of group G1, reduce radial spread by up to 1.5 metres to clear buildings Sycamore trees B2 and C3 of group G1.**

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 three of the 13 Sycamore trees of group G1 of Worthing Tree Preservation Order No.9 of 1990, which run along the North boundary of Langham Court, and one large mature Lime T5 to the South of the entrance to Langham Gardens, outside of block 17 to 32 Langham Court. The trees are part of an established group, which is prominent in the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread and crown lift the Lime tree T5, to remove selected secondary stem to the South Sycamore tree A1 of group G1, and to reduce radial spread to clear buildings Sycamore trees B2 and C3 of group G1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1990: Worthing Tree Preservation order Number 10 of 1990 confirmed on 17/10/1990.

2012: Application for consent under Worthing TPO 10/1990 to reduce crown spread to the north by 2 metres away from Parham Court on 5 Sycamores, to reduce spread to south away from Langham Court on 2 further Sycamores and to crown lift 1 Lime to clear garage roof by 2 metres

2014: Application for consent under Worthing Tree Preservation Order No.10 of 1990 to reduce radial spread of crown by up to 2 metres on one Sycamore tree of group G1

2017: Application for consent under Worthing Tree Preservation Order No.10 of 1990 to reduce radial spread by up to 1.5 metres and crown thin 15% one Cherry tree T6.

2019: Application for consent under Worthing Tree Preservation Order No. 10 of 1990 to reduce radial spread by up to 2m to north and away from south-west and south-east corners of Parham Court 4no. Sycamore, and reduce radial spread by 1.5m to south and away from north-east corner of Langham Court all part of Group G1.

2021: Application for consent under Worthing Tree Preservation Order No.10 of 1990 to reduce radial spread by 2m to south Sycamore T1, reduce radial crown spread by 1m to south and by 1m to north Sycamore T2, reduce radial spread by 1.5m to south Sycamore T3, and to reduce radial spread by 1.5m to north-east Sycamore T4, all within Group G1.

Planning Assessment

The Lime T5 is a tall large mature tree growing in the frontage of the southern block of Langham Court, close to the junction of Grand Avenue and Langham Gardens. The three Sycamores are slightly smaller younger trees, located close to the boundary between Langham Court and Parham Court. The trees are prominent to the area, and can be seen from many views. The trees are:

Lime T5
This tree has single stem to 2.25 metres, where it then divides into three: an upright stem to the South that divides again at 4 metres, and two partially fused stems to the north that angle outward, correcting at 5 to 6 metres, where the central stem also begins to divide, with the Northernmost stem dividing at 10 - 12 metres. The first laterals emerge from 4.5 metres. The main crown is dense and wide spread with some lower hanging laterals.

The proposed works are to reduce radial spread to East by up to 2 metres, and crown lift up to 6 metres. The works are to contain the spread of the tree and to allow access and allow more light and air to pass beneath the crown.

Sycamore A1 of group G1
The Sycamore tree marked as A1 is close to the Northwest corner of the northern block of Langham Court. The tree has twin stems from ground level, the main stem to the north and an equally tall but more slender stem to the Southwest, both stems persist to within 2 to 3 metres of the top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to remove the smaller diameter secondary stem to the Southwest, which is growing close to the main building of Langham Court. The works are to abate possible future nuisance, as the thinner stem is reportedly “swaying” and coming into contact with the North wall of the Block.

Sycamore B2 and C3 of group G1
These trees are the middle tree of the three Sycamores of group G1 (B2) and the Western tree C3. Both trees have slender twin stems from ground level, that each persist to within 2 to 3 metres of the top, with the first limbs emerging from 4 metres. The main crowns are moderately dense and wider spread to the North.

The proposed works for Sycamores C2 and B3 of group G1 are to reduce radial spread by up to 1.5 metres to clear adjacent buildings.

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: 29/01/2024

Authorised by: LPrew Date: 30/01/2024