Development Management – Delegated Officer Report **Date; 13/02/2026**

Application Number	**AWDM/1417/25**
Address	**Langham Court Grand Avenue Worthing West Sussex BN12 4DP**
Proposal	**Application for consent under Worthing Tree Preservation Order No.10 of 1990 to reduce crown height by up to 1.5 metres, reduce radial spread by up to 1.5 metres, and crown lift up to 2.5 metres, Cherry tree T6.**

Date of site visit: 28/01/26

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

Proposal, Site and Surroundings

The application refers to a small mature ornamental Cherry in the southwest corner of the front grounds of Langham Court. The tree is part of an established group which are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread and to crown lift Cherry tree T6.

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

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.

2018: 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.

Planning Assessment

The tree is a small mature Cherry growing in the front grounds between the pedestrian footpath to Langham Court and the vehicular access drive of Windlesham Court to the south. The tree is prominent to the area and can be seen from many views.

The tree has a single gnarled stem to 1.8 metres where it then divides into multiple stems that each divide again at 3 metres. From 3 metres the stems are mostly lateral, forming a dense wide spread crown with a flattened top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 1.5 metres, reduce radial spread by up to 1.5 metres, and crown lift up to 2.5 metres. The works are to contain the size and spread of the tree, allow access beneath and 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 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

Case Officer: JDS Date: 13/02/2026

Authorised by: Jo Morin Date: 13.02.2026