Development Management – Delegated Officer Report **Date; 13/12/2024**

Application Number	**AWDM/1249/24**
Address	**Stanford Cottage Stanford Square Worthing West Sussex BN11 3EZ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres Horse Chestnut tree T1, and to fell and replace Sycamore tree T2 in the South Street Conservation Area.**

Date of site visit: 08/10/24

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

Proposal, Site and Surroundings

The application refers to two medium sized mature pollards, one Horse Chestnut and one Sycamore located to the eastern side of the small open square, The trees are prominent parts of the street scene and make a significant contribution to the character and visual amenities of the South Street Conservation Area.

Consent is sought to reduce crown height and radial spread by up to 2 metres Horse Chestnut tree T1, and to fell and replace Sycamore tree T2.

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

1949: Stanford Cottage Stanford Square, confirmed Grade II listed building 11/10/49.

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

2014: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard one Sycamore and one Chestnut tree, and to crown lift up to 3 metres, crown thin by up to 5-10% and prune to clear building by up to 1.5 metres one Purple Maple tree in the South Street Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard one Sycamore and one Chestnut tree to previous pruning points and to remove one Purple Maple tree and replace with another tree of equal amenity value, all within the South Street Conservation Area.

Planning Assessment

The Horse Chestnut and Sycamore trees are mature medium sized trees growing along the Eastside of the square. The trees are growing in individual raised brick built planters, and help to soften the impact of the adjacent Bus Depot building which is outside of the South Street Conservation Area.

The trees are:

Horse Chestnut tree T1
This tree has a large diameter single stem to 2.25 metres, where it divides into two: the North stem persists to 5.5 metres with the Southern stem dividing at 2.5 metres with all stems having been pollarded at 5.5 metres. The tree has large heavy knuckles formed by repeated pollarding, several cavities and a somewhat gnarled appearance. The main crown is dense, broadly domed and mostly compact.

The proposed works are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the tree and allow clearance to the adjacent building.

Sycamore tree T2
The Sycamore tree T2 has been managed in the same way as the Horse Chestnut T1, but has not recovered from the last full pollard. The tree has large heavy knuckles formed by repeated pollarding at 5.5 metres, several cavities and large sections of fallen bark. The main crown is defoliated with some slightly live branches on the epicormic growth at 1.5 metres.

The proposed works are to fell and replace the tree, that is mostly dead and unlikely to recover.

The works to the Horse Chestnut tree T1, 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.

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 South Street Conservation Area.

The works to the Sycamore T2 will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date:13/12/2024

Authorised by: Louise Prew Date: 13/12/2024