Development Management – Delegated Officer Report **Date; 14/09/23**

Application Number	**AWDM/1016/23**
Address	**Old Mill Court 33 Mill Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.34 of 2002 to reduce crown height by up to 1 metre, reduce radial spread by up to 1 to 2 metres, and remove deadwood one Turners Oak tree T2.**

Date of site visit: 09/08/23

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

Proposal, Site and Surroundings

The application refers to a large multi-stemmed Oak tree in the central grounds of the development of Old Mill Court. The complex has been built around the tree, as its main central focal point. The tree is an established feature, which is a part of the street scene and makes a significant contribution to the character and visual amenities of the Mill Road Conservation Area.

Consent is sought to reduce crown height and radial spread and remove deadwood.

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

Consultations: None.

Representations: One representation from a nearby neighbour requesting that a greater amount of reduction is carried out.

Relevant Planning History

1988: The property is included within Conservation Area VIII (Mill Road) designated by the Council on 20th December 1988.

2002: Worthing Tree Preservation order Number 34 of 2002 confirmed on 15/11/02.

2016: Application for consent under Worthing Tree Preservation Order No.34 of 2002 to reduce crown height and radial spread by up to 3 metres, on one Turners Oak T2.

Planning Assessment

The tree is a large mature semi-evergreen Oak, growing in the central courtyard of Old Mill Court, which is a small complex of buildings that surround the tree, based around the former 33 Mill Road.

The tree T2 has three main stems from ground level, which are fused up to 1.25 metres. The northern and south stems break into multiple stems at 6 metres, the central stem beginning to divide at 2.5 metres. The secondary / scaffold stems are large and form a slightly narrow array. The stems persist to within 2 to 3 metres of the top and perimeter of the crown. 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 metre, reduce radial spread by up to 1 to 2 metres, and remove deadwood. The works are to contain the size and spread of the tree's crown, to allow more light and air to pass around the crown, and for safety and general maintenance.

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 contribution to the character of the Mill Road Conservation 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, one objection received suggesting that the reduction should be more than 2 metres in radial spread. It is beyond the control of the Local Planning Authority to increase the amount of reduction and another application would need to be made,

Case Officer: JDS Date: 14/09/2023

Authorised by: PB Date: 14/9/23