Development Management – Delegated Officer Report **Date; 09/04/2025**

Application Number	**AWDM/0176/25**
Address	**Balmoral Court Worthing West Sussex BN11 5AX**
Proposal	**Application for consent under Worthing Tree Preservation Order No.8 of 1990 to reduce crown height by up to 3 metres, reduce radial spread by up 2 metres, crown lift up to 5 to 6 metres, and removal of up to two selected large outer secondary stems Western Red Cedar trees of group G1.**

Date of site visit: 04/03/25

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

Proposal, Site and Surroundings

Balmoral Court is a 5-storey block of flats. It was built in 1980. It is situated on the west side of Grand Avenue just to the south of The Rowans. The application refers to a line of seven Western Red Cedar trees (Thuja plicata of Group G1) along the northern side of the front grounds of Balmoral Court, adjacent to the entrance of The Rowans. The trees form a screen between the two complexes and are a feature of the area, being visible from most of Grand Avenue.

As initially submitted, consent was sought to fell the seven trees. However, this was not supported and the application has since been amended to reduce crown height and radial spread, crown lift, and removal of up to two selected large outer secondary stems, Western Red Cedar trees of group G1.

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

Consultations: None.

Representations: One representation from a resident in support of the original submission to fell the trees, suggesting that the trees are causing damage to the low boundary wall, expressing concern that subsidence and damage to drains could occur and that the trees create excessive shading.

Relevant Planning History

1990: Worthing Tree Preservation order Number 8 of 1990 confirmed on 23/05/1990.

2001: Consent granted 5th March 2001 to crown reduce by 50% and remove dead and dying wood on group of Western Red Cedars (WB/01/00101/TPO)

2008: Application for consent under Worthing Tree Preservation Order No. 8 of 1990 to reduce crown spread of one Copper Beech (T4) by 10%; clean out the crown of one Sycamore (T7) by removal of dead, diseased and crossed branches; and crown lift group of Western Red Cedars (G1) to 4 metres on southern side and reduce their spread by up to 0.5 metres uniformly, and remove two dead stemmed Western Red Cedars.

2008: Consent granted 14th April 2008 to reduce spread of 1 Copper Beech (T4) by 10%; clean out the crown of one Sycamore (T7); and crown lift group of Western Red Cedars (G1) to 4 m on

southern side and reduce their spread by up to 0.5 m, and remove two dead stemmed Western Red Cedars (WB/08/0203/TPO

2012: Consent granted 6th February 2013 to prune clear of the property, to give a 2 metres clearance, the westernmost Western Red Cedar tree in the group of seven Western Red Cedar trees (Group G1) along the northern side of the front garden (AWDM/1534/12)

2013: Application for consent under Worthing Tree Preservation Order No.8 of 1990 to reduce crown spread by up to 0.1 to 1 metre to give gradual extending of spread on South side of crown nearest building of Thuja tree part of group G1.

2015: Application for consent under Worthing Tree Preservation Order No.8 of 1990 to crown lift up to 3 metres, removing secondary branches only one Beech tree T4.

2022: Application for consent under Worthing Tree Preservation Order No.8 of 1990 to reduce crown height by up to 4 to 5 metres, 7 Thuja trees of group G1.

Planning Assessment

The trees are a seven tall mature Western Red Cedars of group G1 growing in a single line along the northern end of the front grounds adjacent to the junction of Grand Avenue Road, and the access road of The Rowans. The trees are in two groups when viewed from their bases, with the crowns all being sparse at first becoming dense and intertwined, from 10 metres. The main crowns are widespread to the north, and have lower foliage at each end of the line. The trees are:

T1: The first tree from eastern end, this tree is has a moderately wide diameter single stem to 4 metres, then twin to top.
T2: A slender stemmed tree that remains single to the top.
T3: A slightly wider main stem than T2, remains entire.
T4: T4 has a comparatively stout wide diameter stem and is one of the taller of the seven trees.
T5: At ground level there is a distinct gap between trees T4 and T5. This tree has an average sized stem that divides into several stems at 8 to 10 metres, some with separate spires.
T6: This is a more slender stemmed tree that persists to 10 metres where it then has multiple stems.
T7: Also a slender stemmed tree with a lower more dense crown, that has been previously been reduced away from the main building.

The proposed works are to reduce crown height by up to 3 metres, reduce radial spread by up 2 metres, crown lift up to 5 to 6 metres, and removal of the two largest selected outer secondary stems from two Western Red Cedar trees of group G1. The works are to contain the size and spread of the trees, allow access beneath and more light and air to pass through the crowns and to reduce weight of the heaviest two trees..

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? Y – resident in support of felling.

Case Officer: JDS Date:09/04/2025

Authorised by: Jo Morin Date: 09.04.2025