Development Management – Delegated Officer Report **Date; 06/08/2025**

Application Number	**AWDM/0714/25**
Address	**14 Ambrose Place Worthing West Sussex BN11 1PZ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.7 of 1977 to reduce crown height by up to 2 metres, remove two limbs from near base, and one limb at 2 metres to west one Cupressesus T1 of group G1 and to re-pollard to previous points two lime trees T2 and T3 of group G1.**

Date of site visit: 19/06/25

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

Proposal, Site and Surroundings

The application refers to a large mature Leyland Cypress located near the Southwest corner, and Lime trees on the Southern boundary, adjacent to the car park of Southfield House. The trees are part of the street scene and make a contribution to the character and visual amenities of the Chapel Road Conservation Area.

Consent is sought to reduce crown height, remove two limbs from near base, and one limb to west Cupressesus T1 of group G1 and to re-pollard to previous points two lime trees T2 and T3 of group G1.

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

1977: Worthing Tree Preservation order Number 77 of 1977 confirmed on 10/02/1978.

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

2010: Application for consent under Worthing Tree Preservation Order No 7 of 1977 to crown reduce one Cherry by approximately one-third and restore shape and balance, to crown thin one Lime to reduce crown density, and to trim back branches to west side of row of Holly trees over Field Row footpath by approximately one metre, and restore shape.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Conifer tree T6 and one Cordyline T8 in the Chapel Road Conservation Area.

2024: Application for consent under Worthing Tree Preservation Order No.7 of 1977 to reduce crown height and radial spread by up to 5 metres Lime tree T2; reduce crown height and radial

spread by up to 3 metres Prunus tree T1; reduce crown height by up to 4 metres Holly trees T2 and T5 of group G2; to reduce crown height by up to 5 metres Holly trees T3 and T4 of group G2; and to fell and replace one Cupressus T6 of G1. Split decision refused Works to reduce Holly trees, and felling of Cupressus T6 of G1.

Planning Assessment

The trees are three large matures; one Cypress and two Lime, growing along the Southern boundary of the separated front garden. The trees are prominent to the area, and can be seen from many views.

The trees are:

Cupressesus T1 of group G1
This is a large tall mature Cupressus tree growing near the Southwest corner of the garden, adjacent to a small garden building. The Cupressus T6 of G1 is multi stemmed from ground level, with the partially fused stems becoming separate from 1 metre. Most of the stems begin to divide from 2 metres, forming a tight array of slender upright stems to the centre of the crown, with several widely spread laterals emerging from 1 metre. The main crown is dense and wide spread with protruding over extended laterals and several dead stems in the upper crown and on its southern side.

The proposed works are to reduce crown height by up to 2 metres, remove two limbs from near base, and one limb at 2 metres to the west. The works are to contain the size of the tree crown, and allow access beneath the crown.

lime tree T2 of group G1
The lime tree T2 of group G1 is the furthest East of the two trees, and has a single stem to 4.5 metres where it becomes twin stemmed with each persisting to the original pollard at 6 metres. From 6 metres there are clusters of tall slender poles that extend to the top. The tree has foliage and branches from ground level.

lime tree T3 of group G1
This tree has a large diameter single stem to 2 metres, where it then divides into two, each stem dividing several times to the initial pollard points at 6 to 7 metres. The re-growth being similar to T1, with long tall poles. The main crowns are combined and form a single dense and wide spread crown with some slightly over extended laterals.

The proposed works to both trees are to re-pollard to previous points. The works are to continue the previous management regime and to contain the size and spread of the trees.

The works to the Cupressesus T1 of group G1in 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 Chapel Road Conservation Area.

The works to the Lime trees of group G1 will be large in relation to the overall size of the trees and a significant amount of change will take place. However the effect on the area will be temporary as the trees form new crowns.

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: 06/08/2025

Authorised by: Louise Prew Date: 06/08/2025