Development Management – Delegated Officer Report **Date; 20/11/23**

Application Number	**AWDM/1276/23**
Address	**Wolsey Place 20 Mill Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.4 of 2007 to reduce crown height by up to 4 metres, and crown lift up to 5 metres one Leyland Cypress tree T7.**

Date of site visit: 19/10/23

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

Proposal, Site and Surroundings

The application refers to a large mature Leyland Cypress tree located near the southwest corner of the front grounds, adjacent to the pavement of Mill Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and crown lift.

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

2007: Worthing Tree Preservation order Number 4 of 2007 confirmed on 01/05/2007.

2020: Application for consent under Worthing Tree Preservation Order No 4 of 2007 to reduce the height and radial growth by 2 metres and crown lift over drive by 4m T1-T4 2x Silver Maple and 2 x Ash-leaved Maple.

Planning Assessment

The tree is a large mature Cypress growing in the front grounds between the Southwest corner and an extended bay of the pavement of Mill Road that contains a public bus shelter. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter leaning single stem that corrects at 3 to 4 metres, and mostly persists to within 3 to 4 metres of the top. The tree has two large secondary stems; one from 1 metre to the Northwest the other to the South that emerges from 1.5 metres, with both achieving an equal height in the crown. The main crown is dense and wide spread with some slightly over extended laterals, and some protruding stems at the top.

The proposed works are to reduce crown height by up to 4 metres, and crown lift up to 5 metres. The works are to contain the size of the tree crown, and allow access beneath 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: 20/11/2023

Authorised by: PB Date: 20/11/23