Development Management – Delegated Officer Report **Date; 07/03/2025**

Application Number	**AWDM/0009/25**
Address	**Beechwood Hall Wykeham Road Worthing West Sussex BN11 4JD**
Proposal	**Application for consent under Worthing Tree Preservation Order No.14 of 1997 to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 4 metres and crown thin up to 15% Beech T3 T7 & T8, and Horse Chestnut T10, to reduce crown height up to 2 metres reduce radial spread by up to 2 to 3 metres, crown lift up to 4 metres and crown thin up to 15% Sycamore T1 Holm Oak T6 and Sycamore t1 of group G1, reduce crown height by up to 1 to 2 metres reduce radial spread by up to 0.5 to 1 metre and crown lift up to 4 metres Elm T2 & Elms of groups G2 and G3, reduce crown height and radial spread by up to 0.5 to 1 metre and crown lift up to 2.5 metres Holly trees T4 & t1 of group G1 and to reduce crown height and radial spread by up to 1 to 3 metres crown lift up to 4 metres and crown thin up to 15% 6 Sycamore trees of group G4 and to remove damaged central stem from one Sycamore tree of group G4.**

Date of site visit: 03/03/25

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

Proposal, Site and Surroundings

The application refers to 13 medium to large sized matures, two in the north grounds, 9 in the South and Southeast of the grounds, and 2 on the western boundary, and 7 small trees: 2 within the grounds and 5 on the western boundary. The trees are prominent parts of the street scene and make a significant contribution to the character and visual amenities of the Park Crescent Conservation Area.

Consent is sought to reduce crown height and radial spread crown lift and crown thin Sycamore T1 & t1 of G1, Beech T3 T7 & T8, Holm Oak T6 Horse Chestnut T10 6 Sycamore of group G4, to reduce crown height and radial spread and crown lift Elm T2 & Elms of groups G2 and G3, Holly T4 & Holly t1 of G1 and to remove damaged central stem from one Sycamore tree of group G4.

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: The property is included in the List of Buildings dated 11th October 1949 compiled by the Minister of Housing and Local Government

1975: The property is included in Conservation Area IV (Park Crescent) IV, designated by the Council on 6th March 1975.

1977: Worthing Tree Preservation order Number of confirmed on 020/03/201904.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres, and reduce radial spread by up to 1.5 metres one Sycamore tree T3, and to fell and replace one Holm Oak T1 and one Holly T2 in the Park Crescent Conservation Area.

2020: Application for consent under Worthing Tree Preservation Order No.14 of 1997 to crown lift up to 4 metres, and reduce radial spread by up to 1.5 metres one Holm Oak T6, to crown lift up to 4 metres, and reduce radial spread by up to 1 to 1.5 metres one Sycamore (t4) and one Holly (t5) of group G1, reduce crown height by up to 5 metres and deadwood six Sycamore of group G4, and to crown lift up to 4 metres, and reduce radial spread by up to 1.5 metres Elm tree of group G2.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace or heavy reduction on southern side one Holm Oak tree T1 in the Park Crescent Conservation Area.

Planning Assessment

The trees are:

Sycamore T1
This tree is located to the northwest of the site outside of the grounds adjacent to the footpaths of Amelia Park and Victoria Recreation Ground. The tree has a single stem to 4 metres, where it divides into two; the south stem divides again at 4.25 metres, the north stem persists to 8 metres. There are also large ascending limbs that emerge from 3 metres and achieve an equal height in the crown. The main crown is dense and wide spread.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread by up to 2 to 3 metres, crown lift up to 4 metres and crown thin up to 15%. The works are to contain the size and spread of the tree allow access beneath and allow more light and air to pass through the crown.

Sycamore T1 of G1
The Sycamore tree 1 of G1 is located to the northeast of the lawn area, and Beer Garden to the north of the main building. The tree is multi-stemmed from ground level, with several tightly forked slender stems that begin to separate from 8 metres, and are mostly clear to 2.5 metres. The main crown is dense, compact and wider spread to the south.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread by up to 2 to 3 metres, crown lift up to 4 metres and crown thin up to 15%. The works are to contain the size and spread of the tree allow access beneath and allow more light and air to pass through the crown.

Elm T2 and Elms of groups G2 and G3
These trees are located along the Western side between the North Beer Garden and the main building of the property and the footpath that leads into Victoria Recreation Ground from Wykeham Road. The trees are all small to medium sized re-growths of previously lost trees, with single slender stems that mostly persists to within 2 metres of the top. Some of the trees also have additional very thin secondary stems from ground level. The main crowns are sparse open and moderately wide spread.

The proposed works are to reduce crown height up to 1 to 2 metres, reduce radial spread by up to 0.5 to 1 metre, and crown lift up to 4 metres. The works are to contain the size and spread of the trees and allow access beneath the crowns.

Holm Oak T6

This tree is growing close to the centre of the western boundary, adjacent to the boundary fence and a concrete slab within the property. The tree has a slightly leaning single stem that is mostly clear to 1.8 metres, where it then divides into 3 main stems that angle outward and several smaller stems and laterals. 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 2 metres, reduce radial spread by up to 2 to 3 metres, crown lift up to 4 metres and crown thin up to 15%. The works are to contain the size and spread of the tree, allow access beneath and allow more light and air to pass through the crown.

Beech T3

The Beech tree T3 is located to the north of the main building, within the main Beer Garden. The tree has a large diameter single stem to 14 metres, where it divides into smaller stems that each divide again several times to the top. The first limbs emerge as a cluster at 4 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 4 metres and crown thin up to 15%. The works are to contain the size and spread of the tree, allow access beneath and allow more light and air to pass through the crown.

Holly T4

This tree is located 3 metres to the West of the Sycamore t1 of G1. The tree is twin stemmed from ground level with a small slender but equal height stem directly to the south of the main older bole. The first branches emerge from 2 metres. The main crown is slightly sparse, low and wide spread.

The proposed works are to crown lift up to 2.5 metres, and reduce crown height and radial spread by up to 0.5 to 1 metre. The works are to allow access and more light and air to pass and beneath the crown, and contain the size and spread of the tree

Holly t1 of G1

This tree is growing directly adjacent to the southern side of the taller larger Sycamore tree of group G1. The tree has two stems from ground level; a very thin stem to the north and a slightly larger slender main stem that both persist to within 1 metre of the top. The first limbs emerge from 2.5 metres. The main crown is open, sparse and mostly compact.

The proposed works are to reduce crown height and radial spread by up to 0.5 to 1 metre and crown lift up to 2.5 metres. The works are to maintain the size and spread of the tree and to allow access beneath the crown.

Sycamore of group G4

Group G4 consists of a linear group of six Sycamore trees in a small border that divides the main car park to the south east of the site. The Sycamore trees are mostly upright with single or multi stems that have their first significant limbs from 6 metres. The trees have several areas of deadwood mostly to the top 3 to 4 metres. The main crowns are combined, high and slightly sparse.

The proposed works are to reduce crown height and radial spread by up to 1 to 3 metres, crown lift up to 4 metres and crown thin up to 15% 6 Sycamore and to remove damaged central limb from one Sycamore tree of group G4. The works are for safety, to contain the size and spread of the trees, allow access beneath and allow more light and air to pass through the crowns.

Beech T7
This is one of two trees growing on the small lawn area directly south of the main building. The tree has a large diameter single stem to 4.25 metres where it divides with a large secondary stem to the north and a cluster of smaller more slender stems to the south. All of the stems persist to within 2 metres of the top. The first limbs emerge from 5 metres, with some low hanging and close to the main building. The main crown is dense and wide spread with some slightly over extended laterals.

Beech T8
The Beech tree T8 is located 4 to 5 metres Southeast of T7. The tree has a single stem to 5 metres where it then divides into 3 main stems that each divide again from 6 metres and several more times to the top. At 4 metres two large ascending limbs emerge to the north and south. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for both trees are to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 4 metres and crown thin up to 15%. The works are to contain the size and spread of the trees, abate possible future nuisance, allow access beneath and allow more light and air to pass through the crowns.

Horse Chestnut T10
This tree is located at the southeast corner of the front car parking area, to the rear of the EV charging station, close to the boundary with Richmond Road. The tree has a curved single stem that persists to within 2 metres of the top, and has 2 large secondary stems that emerge from 3.75 metres on the Northwest side. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 4 metres and crown thin up to 15%. The works are to contain the size and spread of the tree, abate possible future nuisance, allow access beneath and allow more light and air to pass through the crowns.

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 Park Crescent 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

Case Officer:	JDS	Date: 07/03/2025
Authorised by:	Louise Prew	Date: 10/03/2025