Development Management – Delegated Officer Report **Date; 18/09/2024**

Application Number	**AWDM/0912/24**
Address	**Linfield Care Home 18 - 22 Wykeham Road Worthing West Sussex BN11 4JD**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce to a crown height of 7 metres one Acacia T1, remove limb to Southwest (at 7 metres) on one Acacia T2 and to reduce radial spread by up to 1.5 metres to East and West and crown lift up to 3 metres Cherry tree T3 in the Shakespeare Road Conservation Area.**

Date of site visit: 09/09/24

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

Proposal, Site and Surroundings

The application refers to two medium sized early mature Acacia trees located along the Northern boundary near the Northeast corner, and a smaller but older Cherry close to the Southeast of the rear courtyard. The trees are a prominent part of the area and make a contribution to the character and visual amenities of the Shakespeare Road Conservation Area.

Consent is sought to reduce the crown height on one Acacia T1, remove limb to Southwest Acacia T2 and to reduce radial spread to East and West and crown lift Cherry tree T3.

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

Consultations: None

Representations: None received.

Relevant Planning History

1989: The property is included within the Shakespeare Road Conservation Area X designated by the Council on 25th April 1989.

1992: Worthing Tree Preservation order Number 13 of 1992 confirmed on 04/09/1992.

2005: Application for consent under Worthing Tree Preservation Order 13/1992 to crown lift by approximately 2 metres to one Horse Chestnut (T6)

2007: Application for consent under Worthing Tree Preservation Order No. 13 of 1992 to tidy and deadwood one Sweet Chestnut (T7), one Common Horse Chestnut (T5) and one Red Horse Chestnut (T6) and to crown lift one branch over pavement, tidy and deadwood one Purple-leaved Plum (T4).

2015: Application for consent under Worthing Tree Preservation Order No.13 of 1992 to fell and replace one Red Horse Chestnut tree T6.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell three acacia trees on south east boundary fence in the Shakespeare Road Conservation Area.

2024: Application for consent under Worthing Tree Preservation Order No.13 of 1992 to reduce radial spread to South 2 metres and crown lift up to 5 metres, one Ash tree T8.

Planning Assessment

The trees are two small to medium sized early mature Acacias growing in the rear grounds adjacent to the footpath within the Public Open Space of Victoria Recreation Ground, and one Cherry on the Southern boundary of the rear grounds, which is the most visible from Wykeham Road. The trees are prominent to the area and can be seen from many views. The trees are:

Acacia T1
This tree has a West leaning single stem that is clear to 6 metres where it divides into two, with both secondary stems extending widely to the Southwest. The main crown is moderately dense and wider spread to the South and Southwest.

The proposed works are to reduce to a crown height of 7 metres, to remove the stems close to the building and encourage new upright growth.

Acacia T2
The Acacia tree T2 has a less pronounced leaning single stem that is clear to 3 metres, with the first significant laterals emerging from 7 metres that are close to the building. The main crown is moderately dense and wide spread.

The proposed works are to remove one limb to the Southwest at 7 metres. The works are to abate possible future nuisance and contain the spread of the crown.

Cherry T3
This tree has a single stem to 1 metre, where it then divides into 3 main upright stems that each divide again from 2 to 3 metres into slender stems and laterals. The main crown is slightly sparse and wide spread.

The proposed works are to reduce radial spread by up to 1.5 metres to East and West and crown lift up to 3 metres. The works are to contain the spread of the tree 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 trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the Shakespeare 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

Case Officer: JDS Date: 18/09/2024

Authorised by: Louise Prew Date: 18/09/2024