Development Management – Delegated Officer Report **Date; 30/08/23**

Application Number	**AWDM/1038/23**
Address	**Flat 1 1 Winchester Road Worthing West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to previous points one Eucalyptus tree T1 in the Winchester Road Conservation Area.**

Date of site visit: 09/08/23

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

Proposal, Site and Surroundings

The application refers to a large early mature Eucalyptus on the northern boundary of the property adjacent to Richmond Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Winchester Road Conservation Area.

Consent is sought to re-pollard to previous points.

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

1990: The property is included within the Winchester Road Conservation Area XXI designated by the Council on 29th April 1997 pursuant to Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2012: Section 211 Notice under the Town and Country Planning Act 1990 to reduce the height, to a finished height of approximately 6 metres, one Eucalyptus tree on northern side of property adjacent to Richmond Road.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to pollard to previous pollard points one Eucalyptus tree (T1).

2019: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift to 7m one Eucalyptus tree (T1).

Planning Assessment

The tree is a large early mature growing in the northern grounds of the building adjacent to Richmond Road. The tree is prominent to the area, and can be seen from many views.

The Eucalyptus tree has a single stem that is curved from the base, correcting to upright 0.8 metres off centre from ground level. The first significant limb emerges at 5 metres with the main stem beginning to divide at 7 metres. Where the stem divides the resulting growth includes several stems that have distorted growth, and some right angled unions. The main crown is dense and wide spread with some slightly over extended and lower hanging laterals.

The proposed works are to re-pollard to previous points to contain the size and spread of the tree, abate possible future nuisance and reduce weight in the crown.

These works in my opinion will be large in relation to the overall size, spread and crown form of the tree and would significantly affect its appearance. However, in time, the tree's amenity value, and contribution to the Winchester Road Conservation Area will continue.

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: 31/08/2023

Authorised by: PB Date: 31/8/23