Development Management – Delegated Officer Report **Date; 23/06/2025**

Application Number	**AWDM/0511/25**
Address	**Street Record Lamorna Grove Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.16 of 2003 to reduce radial spread by up to 2 metres 2 Sycamore and 2 Holm Oak of group G3 & 2 Sycamore of group G2, crown lift over road up to 5 metres Norway Maple T13, Holm Oak T11, Cedar T10, Holm Oak of group G3 & Cedar of group G4, to reduce crown height and radial spread by up to 3 metres Holm Oak T5 and Monterey Cypress of group G2, reduce radial spread 2 metres and crown lift up to 4.5 metres Tulip tree T6 and to reduce radial spread up to 2.5 metres 3 Holm Oaks 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 five individual trees and ten within groups. The trees are mostly large matures located along the North West and Southern boundaries where they are a prominent part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread Holm Oak T5 and Monterey Cypress of group G2, reduce radial spread and crown lift Tulip tree T6, to reduce radial spread 2 Sycamore and 2 Holm Oak of group G3, 2 Sycamore of group G2 and 3 Holm Oaks of group G1,and to crown lift over road Norway Maple T13, Holm Oak T11, Cedar T10, Holm Oak of group G3 & Deodar of group G4.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1976: Worthing Tree Preservation order Number 16 of 1976 confirmed on 28/09/1976.

1991: Application to reduce height of Sycamore Tree to between eight and nine metres, together with lopping of branches overhanging public footpath (subject to Worthing Tree Preservation

1993: Application to reduce height of Sycamore tree to between eight and nine metres, together with lopping of branches overhanging public footpath (subject to Worthing Tree Preservation) Refused.

1999: Application under Worthing Tree Preservation Order No 4 of 1969 to fell one Himalayan Cedar Tree (T4)

2000: Application for Consent Under Worthing Tree Preservation Order No. 16/1976 to crown lift one Chestnut tree, one Sycamore and three Ilex trees by 30 feet (9.144 metres), 20 feet (6.096 metres) and 15 feet (4.077 metres) respectively, dead wood one Cedar tree and dead wood and reshape one Cedrus Atlantica

2003: Worthing Tree Preservation order Number 16 of 2003 confirmed on 12/08/2003.

2012: Application to crown reduce one Ash (T12) and to reduce spread to north side by 2 metres and reduce spread to southside by 3 metres on one Holm Oak (part of Group G5).

2013: Application for consent under Worthing Tree Preservation Order No. 13 of 2003 to crown lift up to 3.5 metres and reduce radial spread by up to 0.5 metres on one Holm Oak tree (T11)

2014: Application for consent under Worthing Tree Preservation Order No.16 of 1976 to Crown reduce up to 2 metres to clear building one Holm Oak tree T1 of group G7, crown reduce radial spread by up to 2-3 metres one Holm Oak tree T2 of group G7 and remove two lowest branches of one Macrocarpa tree T3 of group G7.

2017: Application for consent under Worthing Tree Preservation Order No. 16 of 2003 to fell one Horse Chestnut Tree T7. Trim back by 2-3 metres Holm Oak of group G5.

2020: Application for consent under Worthing Tree Preservation Order No.16 of 2003 to remove large overhanging stem/limb to the south from one Holm Oak tree of group G5.

2021: Application for consent under Worthing Tree Preservation Order No.16 of 2003 to reduce radial spread to the north side by up to 2 to 3 metres Holm Oak trees of group G5.

2023: Application for consent under Worthing Tree Preservation Order No.16 of 1976 to reduce radial spread to to south by up to 2 metres, one Monterey Cypress tree T1 of group G7.

2023: Application for consent under Worthing Tree Preservation Order No.16 of 2003 to reduce radial spread to the south by up to 2.5 metres and crown lift up to 6 metres three Holm Oak trees of group G5, and to crown lift up to 5.5 metres, Atlas Cedar T10 Holm Oak T11 and Ash T12.

2023: Application for consent under Worthing Tree Preservation Order No.16 of 1976 to reduce radial spread to south by up to 2 metres, one Monterey Cypress tree T1 of group G7.

Planning Assessment

The trees are four large mature individual trees; Holm Oaks T5 & T11, Tulip tree T6 and Atlas Cedar T10, one smaller. Mature Norway Maple T13, and five Holm Oak four Sycamore and two Cypress trees of various sizes growing in groups G1 G2 G3 and G4. The trees are prominent to the area, and can be seen from many views.

The trees are

<u>Holm Oak T5</u>
This tree is located near the Northwest corner close to the junction of Upper Brighton Road and Broadwater Street West. The tree has a single stem to 3 metres, where it divides into a cluster of

slender poles that form the “ball shaped” crown. There are some older larger secondary stems from 0.5 metres. The main crown is dense and wide spread, and intertwined with the two Holm Oak of group G3 to the North.
The proposed works are to reduce crown height and radial spread by up to 3 metres, to contain the size and spread of the tree crown, and allow clearance to the adjacent public pavement.

Tulip tree T6
The tree is a single specimen tree near the centre of the Western boundary adjacent to Broadwater Street West. The tree has a single stem that divides into two at 4 metres, with each secondary mostly persisting to within 2 metres of the top. The first of the wide spread limbs emerge from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread 2 metres and crown lift up to 4.5 metres. The works are to contain the spread of the tree and allow access beneath the crown.

Cedar T10
The Atlas Cedar tree T10 is growing at the end of a narrow border on the Southwest corner of the site close to the vehicular entrance from Broadwater Street West. The tree has a single stem that is clear to 4 metres, and persists to within 3 to 4 metres of the dense flat top.

Holm Oak T11
This is the middle tree of the three individual trees, located north of the Electricity Sub Station close to the Ash tree T10. The tree has a large diameter leaning single stem that corrects at 3 metres, and mostly persists to the top. The main crown is dense and wide spread with some slightly over extended and lower hanging laterals.

Norway Maple T13
The Norway Maple tree T13 is a smaller mature, with a single stem to 2.5 metres, and laterals from 2 metres. The tree is slightly squat being somewhat wider than it is tall. The main crown is dense and wide spread with over extended lower hanging laterals.

Deodar of group G4
This is the tallest tree of the four trees between the access road and the Southern boundary. The tree has a large diameter single stem that persists to the top. The first limbs emerge from 3 metres, and are downward pointing. The main crown is moderately dense and wide spread.

The proposed works for the Atlas Cedar T10 Norway Maple T13 Holm Oak T11 and Deodar of group G4 are to crown lift over the main access road by up to 5 metres. The works are to allow access and allow more light and air to pass beneath the crowns.

Holm Oaks of group G1
The group of Holm Oak trees G1 is within the boundaries of Grove lodge, adjacent to the pavement and carriageway of the Upper Brighton Road, to the North of Lamorna Grove. The trees form a dense group to the West of the vehicular entrance from The Upper Shoreham Road. The trees are 1 medium and two smaller sized matures. Two of the trees have single stems, with one twin stemmed tree. The main boles all divide from 1.2 to 4 metres, with crown breaks at 2 to 3 metres. The combined crown is dense and wide spread with some slightly over extended lower hanging laterals.

The proposed works are to reduce radial spread up to 2.5 metres all three Holm Oaks of group G1. The works are to allow clearance to the public pavement of the adjacent A27.

Monterey Cypress of group G2

This is a very large tree growing close to the boundary with Grove lodge on the Northern side adjacent to the Upper Brighton Road. The tree has a large diameter single stem to 8 metres, with large ascending limbs from 3 metres. At 8 metres the main stem divides into a cluster of smaller stems that all mostly persist to within 3 to 4 metres of the top. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 3 metres to contain the size and spread of the tree, allow clearance to the North of block 22 to 27 and allow more light and air to pass the crown

Sycamore of group G2
These trees are also along the Northwest boundary closer to the junction of Upper Brighton Road and Broadwater Street West. The Sycamore T1 of G2 is the furthest South and has a single stem to 4 metres, where it divides into two, with each stem dividing again from 4.5 to 5 metres. The first laterals emerge from 4 metres. T2 of the group is a smaller tree that is intertwined with T1 and has a single stem to 2.25 metres. The combined crown is dense and wide spread with some slightly over extended laterals.

The proposed works for both trees are to reduce radial spread by up to 2 metres. The works are to contain the spread of the trees.

Holm Oak of group G3
The two Holm Oak trees of group G3 are close to the Northern end of Broadwater Street West, where it joins with the Grove Lodge round-a-bout. The trees are growing in close proximity, with a combined crown that is interlocked with the Holm Oak T5 to the South.

The proposed works are to reduce radial spread by up to 2 metres to contain the spread of the tree's crowns, and allow clearance to the adjacent public pavement.

Sycamore of group G3
These are two medium to large trees to the North of the Holm Oaks T1 and T2 of group G3. The Scamore T3 is the larger of the two and has a single large diameter, leaning stem that persists to the top. The Sycamore T4 of group G3 is a smaller tree with a single stem to 0.75 metres, where it divides into two slender stems. The two trees have a partially combined crown that is dense and wide spread.

The proposed works are to reduce radial spread by up to 2 metres. The works are to contain the spread of the trees, allow clearance to the adjacent public pavement and allow more light and air to pass the combined 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 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: 23/06/2025

Authorised by: Louise Prew Date: 24/06/2025