Development Management – Delegated Officer Report **Date; 21/03/24**

Application Number	**AWDM/0036/24**
Address	**Chichester Court Pevensey Garden Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.1 of 2005 to crown lift up to 1.5 metres one Blue Atlas Cedar T20 and one Deodar T21, reduce to allow clearance to building of up to 2 metres Sycamore T10 of group G2, remove deadwood Norway Maple T9 of group G2, to remove epicormic and basal growth from trees of groups G5 and G6, and to partially fell and replace Horse Chestnut tree T11 of group G2.**

Date of site visit: 25/01/24

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

Proposal, Site and Surroundings

The application refers to two large mature trees located near the centre of the open space between the blocks Norwich, Exeter, Lichfield and Chichester Courts, three large trees along the northern boundary (of group G2) and nineteen along the Eastern boundary (seven of group G5 and 12 of group G6). The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to crown lift one Blue Atlas Cedar T20 and one Deodar T21, reduce to allow clearance to building Sycamore T10 of group G2, remove deadwood Norway Maple T9 of group G2, to remove epicormic and basal growth from trees of groups G5 and G6, and to partially fell and replace Horse Chestnut tree T11 of group G2

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

2005: Worthing Tree Preservation order Number 1 of 2005 confirmed on 02/02/2005.

2007: Application to reduce and reshape crown by 35% and thin crown by 15% to one Lime tree (T2) refused.

2012: Application to undertake various remedial surgery, including crown lifting, pollarding/crown reduction and lateral pruning, to a total of 16 trees, including 6 Sycamore, 3 Poplar, 3 Horse Chestnut, 2 Lime, 2 Norway Maple and Weeping Willow (T16, T19 and T23 and part of Groups G1, G2, G5 and G6).

2013: Application to crown lift to 5 metres, thin canopy by 15%, remove dead and crossing branches and reduce longest branches by up to 1 metre on one Lime tree (T2) in south-western corner of rear garden.

2013: Application to clear epicormic growth and dead wood, crown lift up to 5 metres crown thin up to 10% and crown reduce by 1 - 1.5 metres one Horse Chestnut one Lime and five Sycamore trees of group G2 (to the rear of Ripon Court, Coventry Court and Rochester Court)

2013: Application to clear epicormic growth and dead wood, crown lift up to 5 metres crown thin up to 10% and crown reduce by 1 - 1.5 metres one Horse Chestnut one Lime and five Sycamore trees of group G2 (to the rear of Ripon Court, Coventry Court and Rochester Court).

2013: Application for consent under Worthing Tree Preservation Order No. 1 of 2005 to reduce height by up to 8 metres on one Sycamore T1 one Lime T2 and all trees of group G2

2017: Application for consent under Worthing Tree Preservation Order No. 1 of 2005 to reduce height of 5 Acers and 1 Lime in Group G2 by 1 - 3.5ms and radial reduction by 0.5-1.5ms.

2019: Application for consent under Worthing Tree Preservation Order No. 1 of 2005 to reduce in height up to 1.5m and radial reduction up to 1m to Lime tree (T1); Height reduction up to 1m, radial reduction up to 1m to Sycamore tree (T2); Height reduction up to 0.5m, radial reduction up to 0.5m to Horse Chestnut (T3); Height reduction up to 2m, radial reduction up to 1m to Sycamore tree (T4); Removal to ground level deceased Lime tree (T5); Height reduction up to 1.5m, radial reduction up to 1.5m to Sycamore tree (T6) all within Group G2 on northern perimeter of Pevensey Gardens.

2022: Application for consent under Worthing Tree Preservation Order No.1 of 2005 to crown lift up to 4 metres and remove deadwood Willow tree T17 and trees of group G1, to reduce north side to allow clearance to building of up to 2 metres Blue Cedar T20, and to fell and replace one Ash tree of group G6.

Planning Assessment

The trees are two individual very large matures T20 and T21, and twenty two smaller mature trees growing within the linear groups G2 G5 and G6. The trees are all prominent to the area, and can be seen from many views.

The trees are:

<u>Blue Atlas Cedar T20</u>
This is one of two large Conifer trees in the courtyard area, and is the closest to the southwest corner of Chichester Court. The tree has a wide base that divides into three main large diameter stems from 1 metre. The stems are two central uprights and one to the northwest that angles out at 4.5 metres and becomes lateral. The main crown is dense and wide spread with many low hanging secondary branches.

<u>Deodar T21</u>
The Deodar tree T21, is to the South of T20 and has a large diameter slightly leaning single stem that persists to within 2 to 3 metres of the top. There are large laterals that emerge from 1.75 metres. The main crown is dense and wide spread with many lower hanging laterals.

The proposed works for both trees are to crown lift up 1.5 metres to allow access and allow more light and air to pass beneath their crowns.

Sycamore T10 of group G2

The linear group G2 runs east to west along the Northern border between Pevensey Gardens and Lansdowne Close. The Sycamore tree T10 is located directly North of the block of Coventry Court. The tree has a large diameter gnarled single stem to 10 metres, where it then divides into several mostly ascending stems. The first laterals emerge from 2 metres. The main crown is dense and wide spread.

The proposed works are to reduce to allow a clearance to the Northern wall of Coventry Court of up to 2 metres. The works are to contain the spread of the tree, and abate possible future nuisance.

Norway Maple T9 of group G2

This tree is located at the centre of the lawn area between the blocks Rippon Court and Coventry Court on the Northern boundary. The tree has a single stem to 8 metres, where it starts to divide into several upright stems, with mostly ascending secondary laterals from 4 metres. The main stems have been pollarded at 10 metres, and each have a mass of smaller upright regrowth. The main crown is dense and moderately wide spread with some slightly over extended laterals.

The proposed works are to remove deadwood for safety and amenity reasons.

Horse Chestnut tree T11 of group G2

The Horse Chestnut tree T11 of group G2, is located to the Northeast of the block Coventry Court, at the Eastern end of the group. The tree has a single stem to 8 metres, with a “dog leg” at 4 metres, where the bark has begun to loosen and fall. From 8 metres the main stem begins to divide, with each stem having been pollarded at 10 metres. The main crown is sparse and narrow where the tree was previously in decline. The tree appears to have been dead for several seasons.

The proposed works are to partially fell the tree leaving a 3 metre tall stump and to provide a replacement tree.

Trees of groups G5 and G6

The groups of trees G5 and G6 are linear groups located the North and South of the Garage compound. G5 is a group of 7 Sycamore trees to the north of the entrance to the garages on the boundary with Tudur Court in Grand Avenue. Group G6 consists of 12 trees of various species and runs from the entrance from Pevensey Road to the South and extends close to the Southern garage compound, on the boundary with Cardinal Court.

The proposed works to all 19 trees are to remove epicormic and basal growth. This is work that is normally exempt from an application but has been included for clarity.

The works to trees T9 & T10 of group G2, T20 T21 and the trees of groups G5 and G6 in my opinion would be relatively minor in relation to their 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.

The felling of the Horse Chestnut tree T11 of group G2 will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, to trees T9 & T10 of group G2, T20 T21 and the trees of groups G5 and G6, 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.*

3. The proposed felling to a 3 metre high monolith of the Horse Chestnut tree of group G2, identified on the applicants plan as T11, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size, species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

4. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 21/03/2024

Authorised by: Jo Morin Date: 21.03.2024