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

Application Number	**AWDM/0886/24**
Address	**Bywell House 2 Longfellow Road Worthing West Sussex BN11 4NU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.30 of 1991 to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 5.5 metres, and crown thin 20% one Holm Oak T1 and Beech trees T2 and T3.**

Date of site visit: 08/08/24

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

Proposal, Site and Surroundings

The application refers to three large mature trees: two Purple Beech and one Holm Oak, located near the Northern boundary wall adjacent to the Pavements of Longfellow Road and Shakespeare Road. The trees are part of an established group which is part of the street scene and that make a significant contribution to the character and visual amenities of the Shakespeare Road Conservation Area.

Consent is sought to reduce crown height and radial spread, crown lift, and crown thin Holm Oak T1 and Beech trees T2 and T3

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

Consultations: Letter sent to The Worthing Society, who did not respond.

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.

1991: Worthing Tree Preservation order Number 30 of 1991 confirmed on 24/12/1991.

1997: Application under Worthing Tree Preservation Order No.30 1991 to crown lift to 3.5 metres one Holm Oak (T1) and remove branch abrading the corner of the property to the main limb and reduce any other branches abrading the building to give 0.5m clearance, crown lift to 3.5 metres one Beech (T2) removing lowest limbs to the bole, remove crossed and abrading branches previously cut branch stubs and dead wood throughout the tree, crown lift two Purple Plum trees (T5 & T6) to 2.5 metres over the pavement - Bywell House 2 Longfellow Road

2001: Application to crown lift to 2.5 metres over the public footway and to 4.5 metres over the roadway, and remove dead wood, on one Holm Oak (T1), 2 Copper Beech (T2 and T3), two Purple-leaved Plum (T4 and T6) and one Bay.

2004: Application for consent under Worthing Tree Preservation Order No 30/1991. To carry out various remedial crown lifting and minor reduction works, and clearing out the crowns to two Beech, One Holm Oak, Two Purple-leaved Plum and one Flowering Cherry (T1-T6).

2010: Application for consent under Worthing Tree Preservation Order No. 30 of 1991 to crown lift to 2.5 metres over the public footway and to 4.5 metres over the roadway, and remove dead wood, on one Holm Oak (T1), 2 Copper Beech (T2 and T3), two Purple-leaved Plum (T4 and T6) and one Bay.

2014: Application for consent under Worthing Tree Preservation Order No. 30 of 1991 to crown reduce radial spread by up to 3-4 metres, crown lift up to 5 metres and crown thin by up to 20% one Holm Oak T1, and to crown reduce radial spread by up to 3 metres, crown lift up to 5 metres and crown thin by up to 20% one Beech tree T2

2015: Application for consent under Worthing Tree Preservation Order No.30 of 1991 to reduce crown height by up to 1.5 metres reduce radial spread by up 1.5 metres, and to crown lift up to 3 metres two Purple Leaved Plum trees T4 and T6, to reduce crown height by up to 3 metres reduce radial spread by up 3 metres, and to reduce longest limbs over carriage way by up to 4.5 metres on one Beech tree T3.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, and reduce radial spread, retaining green foliage on one group of Bay trees group G1 in the Shakespeare Road Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to prune to allow clearance to pavement of up to 2.5 metres Yew tree T2 and various trees including Privet Bay and Holm Oak shown as T7, and to reduce height and spread to shape and prune to allow clearance to pavement of up to 2.5 metres Bay trees T5 and T6 in the Shakespeare Road Conservation Area.

2020: Application for consent under Worthing Tree Preservation Order No. 30 of 1991 to crown lift up to 2.5 metres to 5 metres to clear pavement and road of trees T1, T2 and T3; to prune to allow clearance to building of up to 1 metre Holm Oak T1, prune to clear adjacent Silver Birch and building, and remove/shorten as required rubbing limb of one Beech tree T2, prune to allow clearance within the crown to cables of up to 1 metre Beech tree T3 and prune to allow clearance to pavement of up to 2.5 metres Purple leaved Plum trees T4 and T6 and Cherry T5.

Planning Assessment

The trees are three large matures, two Beech tree T2 & T3, and one Holm OakT1, which spread across the junction of Shakespeare Road and Longfellow Road toward the western end of the grounds. The trees are prominent to the area, and can be seen from many views. The trees are:

<u>Holm Oak T1</u>
The Holm Oak tree T1 is a large mature tree growing in the southwest of the front grounds adjacent to Longfellow Road. The tree has a single stem to 9 metres, where it then divides into an array of long stems. The first significant laterals emerge from 4 metres, where the main central stem doglegs. The main crown is dense and wide spread with some slightly over extended laterals.

<u>Beech T2</u>
This tree is located near the centre of the southern boundary with Longfellow Road. The tree has a large gnarled elongated (east to west) compound stem that begins to divide into two from 3.5 metres, with each stem dividing from 3.75 to 4 metres. The first laterals emerge from 1.75 metres. The main crown is dense and wide spread.

Beech Tree T3
This is a large mature tree with a stout single stem that divides at 2.5 metres into two, with distinct clusters of large secondary stems. The northern stem being the larger and supporting the majority of the dense wide spreading crown. The main largest stems are mostly upright, with smaller secondary lateral branches forming the wider most extended parts of the crown. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works to all three trees are to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 5.5 metres, and crown thin 20%. These works are to contain the size and spread of the trees, 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 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: 09/09/2024

Authorised by: Jo Morin Date: 09.09.2024