Development Management – Delegated Officer Report **Date; 22/05/2024**

Application Number	**AWDM/0292/24**
Address	**10 Mill House Gardens Worthing West Sussex BN11 4NE**
Proposal	**Application for consent under Worthing Tree Preservation Order No.13 of 1993 to reduce crown height by up to 2.5 metres, and reduce radial spread 1 metre to West 1.5 metres to North and South and 2 metres to the East one Plane tree T7.**

Date of site visit: 13/03/24

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

Proposal, Site and Surroundings

The application refers to a large mature Plane tree in the southeast of the rear garden of 10 Mill House Gardens. Consent is sought to reduce crown height and radial spread.

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

1993: Worthing Tree Preservation order Number 13 of 1993 confirmed on 13/09/1993.

1993: Application for lopping of long limbs and generally shape up of one Plane tree and remove dead branches and balance up lower limbs of Monkey Puzzle tree.

1994: One Holly tree (T7) crown reduced by approximately three feet, one Plane Tree (T8) removal of two limbs (subject to Worthing Tree Preservation Order No 13,1993)

1999: Application for consent under Worthing Tree Preservation Order No.13/1993 to fell one Common Holly (T7) and crown thin by up to 20% one London Plane (T8)

2012: Application for consent under Worthing Tree Preservation Order No. 13 of 1993 to re-pollard to previous reduction points (approximate reduction by 3 metres to one London Plane (T8) in rear garden along southern boundary.

2017: Application for consent under Worthing Tree Preservation Order No.13 of 1993 to re-pollard to previous points and reduce radial spread by up to 2 to 3 metres on east side one Plane tree T8.

2020: Application for consent under Worthing Tree Preservation Order No.13 of 1993 to reduce radial spread by 1.5 metres and reduce height by 1.5 metres, to 1no. London Plane tree T7.

Planning Assessment

The tree is a large mature London Plane growing in the rear garden adjacent to the garage compound of Chester Lodge Lansdowne Road. The tree is prominent to the area, and can be seen from several views.

The tree has a single stem to 3 metres that then divides into three main stems. Each stem has been reduced at 9 to 10 metres. The tree has a distinct lean to the eastern side where the crown is also slightly overbalanced. The main crown is dense with some wider spread slightly over extended laterals.

The proposed works are to reduce crown height by up to 2.5 metres, and reduce radial spread 1 metre to West 1.5 metres to North and South and 2 metres to the East. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its 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: 22/05/2024

Authorised by: Jo Morin Date: 22.05.2024