Development Management – Delegated Officer Report **Date; 24/01/24**

Application Number	**AWDM/1487/23**
Address	**Winton Court 33 Downview Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.7 of 2003 to reduce radial spread to East and South by up to 2.5 metres one Monterey Cypress tree T2.**

Date of site visit: 06/12/23

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 Monterey Cypress located near the north-eastern part of the frontage of Winton Court, 33 Downview Road, adjacent to the public pavement. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the area Conservation Area.

Consent is sought to reduce radial spread to East and South.

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

2003: Worthing Tree Preservation order Number 7 of 2003 confirmed on 029/04/2003.

2009: Application for consent under Worthing Tree Preservation Order No. 7 of 2003 to crown lift to 5 metres one Monterey Cypress (T2).

2012: Application for consent under Worthing Tree Preservation Order No. 7 of 2003 to crown lift one Monterey Cypress (T2) to 5 metres from ground level over access road and highway, to clear phone lines and remove dead wood.

2022: Application for consent under Worthing Tree Preservation Order No.7 of 2003 to prune to clear telephone cables within crown, and reduce selected laterals to west by up to 2 metres one Monterey Cypress tree T2.

Planning Assessment

The tree is a large mature Monterey Cypress growing in a small border near the northeast corner of the front grounds adjacent to the entrance driveway from Downview Road. The tree is prominent to the area, and can be seen from many views.

The Monterey Cypress tree T1 has a large diameter single stem to 10 metres, with large laterals from 4 metres. At 10 metres the main stem divides into an array of smaller stems, with a central stem that persists to within 2 metres of the top. The main crown is dense and wide spread with some over extended laterals and some lower hanging branches.

The proposed works are to reduce radial spread to East and South by up to 2.5 metres. The works are to contain the size and spread of the tree crown,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: 24/01/2024

Authorised by: Jo Morin Date: 24.01.2024