Development Management – Delegated Officer Report **Date; 16/01/24**

Application Number	**AWDM/1620/23**
Address	**1 Sussex Mews Worthing West Sussex BN11 5BG**
Proposal	**Application for consent under Worthing Tree Preservation Order No.61 of 1995 to prune to clear adjacent Sorbus Street tree to west, and reduce selected lower limb on Eastside by up to 1 metre Atlas Cedar T1, reduce one selected limb to East and one selected limb to West by 1.5 metres and crown thin up to 10%, Holm Oak T2, to reduce lower crown to North by up to one metre Atlas Cedar T3, and to reduce radial spread to East and reduce one stem by up to 1 metre (back to crown) Atlas Cedar T4.**

Date of site visit: 30/11/23

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

Proposal, Site and Surroundings

The application refers to four large tall mature trees located to the Northwest of the amenity area at the front of Sussex Mews. The trees are a prominent part of the street scene and makes a contribution to the character and visual amenities of the area Conservation Area.

Consent is sought to prune to clear adjacent Sorbus Street tree to west, and reduce selected lower limb on Eastside Atlas Cedar T1, reduce one selected limb to East and one selected limb to West and crown thin, Holm Oak T2, to reduce lower crown to North Atlas Cedar T3, and to reduce radial spread to East and reduce one stem back to crown Atlas Cedar T4

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

Consultations: None.

Representations: One representation in support received from nearby neighbour.

Relevant Planning History

1995: Worthing Tree Preservation order Number 61 of 1995 confirmed on 28/02/1996.

1998: Application under Worthing Tree Preservation Order No.61/1995 to undertake tree surgery to three Blue Cedar trees and one Holm Oak tree.

2018: Application under Worthing Tree Preservation Order No. 61 of 1995 to crown lift 6.5m to 7m Cedars overhanging Bodmin House (T3 and T4); Crown lift 4m to 5m over bin area and limb overhanging Bodmin House Oak (T2).

Planning Assessment

The trees are four large matures: one Holm Oak and three Atlas Cedars, growing in the front grounds adjacent to the Pavement of West Avenue to the West and the boundary with Bodiam House to the North. The trees are prominent to the area, and can be seen from many views. The trees are:

Atlas Cedar T1
This tree is located to the centre of the Western boundary wall close to the wide pavement of West Avenue, close to a Sorbus Street tree. The tree has a large single stem that divides into two at 2 metres, the West stem is mostly upright with the East stem being more angled outward. Both stems divide again from 8 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to prune to clear adjacent Sorbus Street tree to west, and reduce selected lower limb on Eastside by up to 1 metre. The works are to contain the spread of the tree and allow clearance to the adjacent street tree.

Holm Oak T2
The Holm tree is located slightly further North and deeper into the lawned area, close to the residents bin compound. The tree has a single stem to 2.25 metres where it then divides into several smaller mostly ascending stems that each support many secondary branches, some of which are low hanging. The main crown is dense and wide spread with a slight imbalance toward the southeast, and some wider spread slightly over extended laterals.

The proposed works are to reduce one selected limb to East and one selected limb to West by 1.5 metres and crown thin up to 10%. The works are to contain the spread of the tree and allow more light and air to pass through the crown.

Atlas Cedar T3
This tree is one of two Atlas Cedar on the Northern boundary close to the buildings of Bodiam House. The tree has 3 straight upright stems from ground level, that are each clear to 5 to 7 metres, and persist to 12 to 14 metres before dividing. The high crown has some lower hanging secondary laterals lowest on the northwest side, within the grounds of the neighbouring property. The main crown is moderately dense and wide spread

The proposed works are to reduce lower crown to North by up to one metre to contain the spread of the tree and allow more clearance to the neighbouring property.

Atlas Cedar T4
The second Atlas Cedar tree on the Northern boundary is T4, which is located the furthest East, close to the driveway and parking area of Sussex Mews. The tree has two tightly forked stems from ground level, which are both clear to 5 metres, where the first main scaffold limbs emerge. The main crown is slightly denser to the southeast and wide spread with a number of co-dominant stems that emerge on the northeast side of the tree.

The proposed works are to reduce radial spread to East overall by 1 metre and reduce one protruding stem by up to 1 metre. The works are to contain the spread of the tree across the car parking area and to reduce one stem back to within the main 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: 17/01/2024

Authorised by: Jo Morin Date: 17.01.2024