Development Management – Delegated Officer Report **Date; 24/09/2024**

Application Number	**AWDM/0908/24**
Address	**Ryebank Mill Lane Worthing West Sussex BN13 3DH**
Proposal	**Application for consent under Worthing Tree Preservation Order No.11 of 1991 to remove lowest limbs to North and South, and prune to allow clearance to roof of up to 2 metres Deodar T3, and to remove three branches to South, and prune to allow clearance to roof of up to 2 metres Silver Birch T6.**

Date of site visit: 12/09/24

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

Proposal, Site and Surroundings

The application refers to two large mature trees: a single Deodar tree in the northwest of the front garden adjacent to the main building and the North boundary, and a tall Silver Birch located near the centre of the Southern boundary of the rear garden. 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 remove lowest limbs to North and South, and prune to allow clearance to roof Deodar T3, and to remove three branches to South, and prune to allow clearance to roof Silver Birch T6.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1991: Worthing Tree Preservation order Number 11 of 1991 confirmed on 24/05/91.

2011: Application for consent under Worthing Tree Preservation Order No. 11 of 1991 to deadwood and remove large bough overhanging the front of the property on one Deodar (T3); to trim top and sides of one Lawson Cypress (T5); and to crown reduce by 30% and thin out (as necessary) one Silver Birch (T6). Refused.

2012: Application Under Tree Preservation Order No. 11 of 1991 for consent to fell one Lawson Cypress (T5) and replant with one Common Juniper (Juniperus communis), and to reduce by 3 metres westerly limb and remove dead wood on one Deodar (T3) in front garden; and to crown lift on south side by up to 1 metre one Silver Birch (T6) in rear garden.

2016: Application for consent under Worthing Tree Preservation Order No.11 of 1991 to reduce radial spread by 1 to 2 metres and reduce selected Southwest limb by up to 4.5 metres on one Deodar tree T3.

Planning Assessment

The Deodar and Silver Birch trees are both large tall matures growing in the front and rear gardens adjacent to the boundaries of properties to the North and South of Mill Lane. The trees are prominent to the area, and can be seen from many views.

The Trees are:

Deodar T3
This tree is twin stemmed from ground level, with the southern stem being larger more dominant and supporting the majority of the main crown. The northern stem divides into 2 at 1 metre, and has some damage and deadwood, with the stem that is furthest North terminating at 10 metres. The tree has clear stems to 6 metres where the main foliage of the crown begins with a definite over-balance to the southern side of the crown. The first major limbs emerges on the southwest of the tree where it then extends mostly over the main building. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to remove lowest limbs to North and South, and prune to allow clearance to roof of up to 2 metres. The works are to contain the spread of the tree and abate possible future nuisance.

Silver Birch T6
The Silver Birch tree has a single stem to 3.5 metres, where it then divides into several mostly upright stems that begin to arch outward from 6 to 7 metres, mainly to the South and Southeast. The main crown is dense and wider spread in the upper crown.

The proposed works are to remove three branches to South, and prune to allow clearance to roof of up to 2 metres. The works are to contain the spread of the tree and abate nuisance to adjacent buildings.

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: 24/09/2024

Authorised by: Jo Morin Date: 25.09.2024