Development Management – Delegated Officer Report **Date; 28/06/2024**

Application Number	**AWDM/0511/24**
Address	**St Botolphs Court St Botolphs Road Worthing West Sussex BN11 4JW**
Proposal	**Application for consent under Worthing Tree Preservation Order No.11 of 1998 to reduce crown height by up to 5 metres, reduce radial spread, ensuring foliage remains, by up to 2 metres, to North and South and up to 1.5 metres at the Eastern end 18 Leyland Cypress trees of group G1.**

Date of site visit: 11/06/24

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

Proposal, Site and Surroundings

The application refers to a group of 18 tall mature Leyland Cypress trees in a linear group that runs along the entire northern boundary. 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 reduce crown height and radial spread, ensuring foliage remains to North and South sides and to reduce radial spread at the Eastern end Leyland Cypress trees of group G1.

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

1988: Worthing Tree Preservation order Number 11 of 1987 confirmed on 26/04/1988.

1999: Application for consent under Worthing Tree Preservation Order No 11 of 1987 to reduce the height of 24 Cypress Leylandii within group G1 by 30%

2000: Application for consent under Worthing Tree Preservation Order No. 11/1987 to prune 24 Leyland Cypress (Group G1) on the south side by one metre.

2008: Application for consent under Worthing Tree Preservation Order No. 11 of 1987 to crown reduce by 30% and lightly trim back sides of 23 Leyland Cypress within group G1.

2011: Application for consent under Worthing Tree Preservation Order No. 11 of 1987 to reduce height by approximately 2.5 metres and crown lift to height of previous works to front section on group of 24 Leyland Cypress trees along northern boundary (G1).

2022: Application for consent under Worthing Tree Preservation Order No.11 of 1988 to fell and replace 24 Leyland Cypress trees of group G1. Refused.

Planning Assessment

The trees are a line of mature Leyland Cypress growing along the northern boundary, adjacent the vehicular access from St Botolphs Road, extending to the northeast corner of the rear car parking area.

The trees are tall matures that are mostly single stemmed with some having additional and parallel secondary stems that are either sparsely foliated or clear to 8 metres. From 8 metres the foliage becomes more dense and large wider spreading limbs emerge. The main combined crown is dense and wide spread mainly to the south.

The proposed works are to reduce crown height by up to 5 metres, reduce radial spread, ensuring foliage remains, by up to 2 metres, to North and South 18 Leyland Cypress trees of group G1, and to reduce radial spread by up to 1.5 metres at the Eastern end.

The works are to contain the size and spread of the trees, allow access more light and air to pass above the combined crowns and reduce sail effect.

These works in my opinion would be relatively large in relation to the overall size, spread and crown form of the tree, but in time will not have significantly or adversely affected their appearance, amenity value, or their 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: 28/06/2024

Authorised by: Jo Morin Date: 01.07.2024