Development Management – Delegated Officer Report **Date: 23/08/23**

Application Number	**AWDM/0891/23**
Address	**93 Upper Brighton Road Worthing West Sussex BN14 9HZ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.33 of 2003 to reduce radial spread by up to 1.5 metres and crown thin 10% one Purple Beech T23 and to fell and replace one Beech tree T1 of group G4.**

Date of site visit: 12/07/23

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

Proposal, Site and Surroundings

The application refers to two large mature Beech trees: T23 growing in the rear garden and Beech tree T1 of group G4 located in the southwest of the front 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 reduce radial spread and crown thin one Purple Beech T2 and to fell and replace one Beech tree T1 of group G4.

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 36 of 2003 confirmed on 27/11/2003.

2004: Application to crown lift to 3 metres and reduce long branches by up to 0.5 metres to one Beech tree in rear garden (T23); reduce 4 or 5 longest spindly branches growing towards house by up to 2 metres (1 metre average), raise crown to 2.5 metres over footpath to one Oak tree in front garden.

2008: Application for consent under Worthing Tree Preservation Order No. 36 of 2003 to crown reduce one Purple Beech (T23).

2014: Application for consent under Worthing Tree Preservation Order No.36 of 2003 to reduce crown height by up to 2 metres, reduce radial spread by up to 0.5 metres crown lift up to 3.5 metres, and crown thin by up to 10% one Purple Beech tree T23.

2018: Application under Worthing Tree Preservation Order No. 36 of 2003 to raise canopy to 4m, reduce radial spread by up to 1m Copper Beech T23 in rear garden; Raise canopies to 5m, thin by 15 per cent and reduce radial spread by up to 2m cut to provide clearance from phone line .5m to 2no. Oaks and 1no. Beech in front garden G4

2020: Application for consent under Worthing Tree Preservation Order No. 36 of 2003 to reduce crown height by up to 2.5 metres, reduce radial spread by up to 1.5 metres, crown lift up to 5 metres and crown thin by up to 15% to one Copper Beech T23.

2022: Application for consent under Worthing Tree Preservation Order No.36 of 2003 to reduce crown height and radial spread by up to 3 metres one Beech tree T1 of group G4.

Planning Assessment

The Purple Beech tree T23 is located near the centre of the eastern boundary of the rear garden, and is most visible from the east of the property where it provides a backdrop to properties in Third Avenue. The tree T1 of group G4, is a common Beech located near the entrance gate on the western side of the front garden, and is the more prominent of the two trees. The trees are:

Purple Beech T23
This tree has a single straight clear stem, up to the 4 metres where the crown breaks, with the main central stem dividing at 6 to 8 metres. The main crown is dense and wide spread, with a slight over balance to the east, and some slightly lower hanging secondary branches.

The proposed works are to reduce radial spread by up to 1.5 metres and crown thin 10%
The works are to contain the spread of the tree, and allow more light and air to pass through the crown.

Beech Tree T1 of group G4
This tree has a large diameter single stem to 6 metres that has a long deep cavity from 2 to 4 metres on the east side, which has large calluses on both sides, suggesting that the damage has been present for several decades. The main stem doglegs at 6 metres and divides into several stems from 8 metres, with a cluster of stems emerging from 6 metres to the south. The main crown is dense and compact having been recently reduced in height and spread.

The proposed works are to fell and replace the tree due to concerns regarding the cavity.

The works to the Purple Beech tree T23 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.

The works to fell and replace the Beech tree T1 of group G4 appear to be excessive works for a tree that has been in a similar condition for several years. Other works could be considered rather than losing a mature tree that is an established feature of the area. Therefore it is recommended that this part of the proposal is refused.

Recommendation Split Decision

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to the purple Beech T23, hereby permitted, shall be restricted to;

   i Reduction in radial spread of up to 1.5 metres.

ii Crown thinning up to 10%

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.*

REFUSE for the reason(s):-

1. The Common Beech tree T1 of group G4 is a prominent and established feature, which contributes positively to local character and landscape of the area, and its removal would be detrimental. Having regard to the maturity and stature of the tree and its prominence within the local landscape, there is no arboricultural or other acceptable reason provided which would justify its loss, and other works such as crown thinning should be considered, if works are needed to reduce weight in the crown.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 23/08/2023

Authorised by: Gary Peck Date: 23 August 2023