Development Management – Delegated Officer Report **Date; 28/07/23**

Application Number	**AWDM/0792/23**
Address	**Redcotts 1 St Botolphs Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.16 of 1994 to remove selected limb over carriageway one Horse Chestnut of group G3, and to fell and replace one Poplar tree of group G8.**

Date of site visit: 21/06/23

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 Horse Chestnut located near on the eastern boundary with St Botolphs Road, and one Lombardy Poplar on the west side between the boundary wall of the residents carport. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to remove one selected limb over carriageway from Horse Chestnut T1 of group G3, and to fell and replace one Poplar tree of group G8

The reasons for the works are primarily in the interests of safety and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1994: Worthing Tree Preservation order Number 16 of 1994 confirmed on 21/10/1994.

2009: Application for consent under Worthing Tree Preservation Order 16/1994 to crown reduce 2 Lime trees by one third to give a clearance away from the building by approximately 4 metres and crown lift to 5 metres including the removal of the large limb over hanging neighbours property to the west; (Group G7).

2011: Application to reduce branches on west side of one Beech and one Holly (Part of Group G7) back to the site boundary and to clear the fabric of Belsize House, 4 Mill Road, to the west.

2014: Application for consent under Worthing Tree Preservation Order No.16 of 1994 to crown lift up to 2 metres and cut back to boundary to give up to 2 metres clearance of building one Holly tree of group G7

2016: Application for consent under Worthing Tree Preservation Order No.16 of 1994 to re-pollard to 10 metres two Lombardy Poplars of group G8, re-pollard to 12 metres two Lombardy Poplars

of group G7, reduce back to previous points one Lime of group G7 and to fell and replace one Beech tree of group G7.

2017: Application for consent under Worthing Tree Preservation Order No.16 of 1994 to remove lowest limb to west, and reduce up to 50% second lowest limb to west on one Lime tree of group G7 and to reduce crown height to 0.5 metres above previous reduction points and prune to allow clearance of up to 2 metres to garage building one Holly tree of group G7.

2020: Application for consent under Worthing Tree Preservation Order No.16 of 1994 to reduce radial spread and height by 1.5m to 1no. Sycamore (G2) and crown lift (road side) to approximately 5m all trees in G2, G3, G4, G5 and G6. To reduce radial spread by approximately 1m (building side) of all trees in G3. To reduce radial spread by approximately 1m from neighbours boundary to one Sycamore of group G8. To crown lift by approximately 5m one Lime tree of group G7.

Planning Assessment

The trees are both large matures growing on the east and west sides of the grounds, the Horse Chestnut is more publicly visible being adjacent to the junction of St Botolphs Road, and Mill Road. The trees are prominent to the area, and can be seen from many views.

The trees are:

Horse Chestnut T1 of Group G5
This tree has two large diameter stems from ground level, that each divide into clusters of thick stems from 3 metres that combine to form a wide array to the upper crown. The main stems have some large overextended limbs from 2 metres, one of which is widely over the footpath and carriage way of St Botolphs Road. The main crown is dense and wide spread.

The proposed works are to remove one selected limb over the adjacent carriageway, for safety and amenity purposes.

Lombardy Poplar T1 of group G8
The Lombardy Poplar tree T1 of group G8 has a slender single stem to 5 metres, where it divides into several stems that each divide again at 7 metres, into very narrow stems, that each remain clear to 11 metres. The foliage to the top of the tree is slightly sporadic and sparse. The main crown has several dead stems, some completely de-barked, and minimal foliage, which is mostly at the top. The tree also has areas of decay, and hollowness in the main stem.

The proposed works are to fell and replace the tree, which has rapidly deteriorated over the last 6 months, and has severe decay in the base.

The works to the Horse Chestnut tree 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 the Lombardy Poplar tree will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to the Horse Chestnut tree T1 of group G5, hereby permitted, shall be restricted to the removal of one selected limb to the east over the carriageway of St Botolphs Road, 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.*

4 Proposed felling of the Lombardy Poplar tree T1 of group G8, as identified on the applicants plan, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

5 If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 28/07/2023

Authorised by: PB Date: 28/7/23