Development Management – Delegated Officer Report **Date; 27/06/2025**

Application Number	**AWDM/0565/25**
Address	**Cissbury Building 21 Farncombe Road Worthing West Sussex BN11 2AY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 1 to 2 metres, and crown lift up to 3 metres, two Lombardy Poplar trees T1 and T2 and one Pear tree T3 and to reduce radial spread 1 to 1.5 metres crown lift up to 3 metres and crown thin up to 15% Acer tree T4 in the Farncombe Road Conservation Area.**

Date of site visit: 20/05/25

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

Proposal, Site and Surroundings

The application refers to four mature trees; two large tall Lombardy Poplars, and one small over mature Pear tree along the Western boundary, and a single large Acer near the Northeast of the rear car park. The trees are a part of the local landscape and make a contribution to the character and visual amenities of the Farncombe Road Conservation Area.

Consent is sought to reduce radial spread, and crown lift three Lombardy Poplar trees T1 T2 and Pear T3 and to reduce radial spread crown lift and crown thin Acer tree T4.

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

1985: Worthing Tree Preservation order Number 16 of 1985 confirmed on 03/12/1985.

1985: The property is included within Conservation Area Vii (Farncombe Road) Designated by the Council on 7th November 1985.

1986: Application to crown lift and remove selective branches from main limb overhanging rear boundary wall to Horse Chestnut T5, at front.

2002: Application to crown lift to 5 metres and crown thin by 10% 1 Horse Chestnut tree (T1); remove dead and diseased wood from 1 Atlas Cedar tree (T2); and crown lift to 3 metres and remove dead and diseased wood to 1 Ash tree (T3).

2002: Application to crown reduce by 20% 1 Horse Chestnut Tree (T1) Split Decision.

2006: Application to reduce and reshape crown by 20% on overhang to neighbouring properties and remove epicormic growth of one Horse Chestnut (T1).

2008: Application to crown lift uniformly to 8 metres one Horse Chestnut (T1).

2012: Section 211 Notice under the Town and County Planning Act 1990 of intention to re-pollard/prune espalier shaped Pear tree and 2 Poplar trees along rear (western) boundary (Six weeks notification of tree works within the Farncombe Road Conservation Area).

2014: Application for consent under Worthing Tree Preservation Order No.16 of 1985 to crown lift up to 7 metres and remove epicormic growth to a height of 7 metres on one Horse Chestnut tree (T1)

2025: Application for consent under Worthing Tree Preservation Order No.16 of 1985 to reduce radial spread by up to 2 metres, crown lift up to 3 to 4 metres and crown thin 15%, Horse Chestnut tree T1.

Planning Assessment

The trees are two large mature Lombardy Poplar trees and one small Pear growing adjacent to the flint wall on the Western side of the rear car park on the boundary with 52 to 56 Madeira Avenue, and a large Acer growing in a small border near the Northwest of the main building. The trees are prominent to the area, with limited public views. The trees are:

Lombardy Poplar T1
This tree is the furthest North of the two and has a single stem to 4 metres, with a large secondary stem from 3 metres. Each of the stems appear to have been reduced at 4 metres, and have long slender re-growths that mostly persist to the top. The main crown is dense and wide spread.

Lombardy Poplar T2
The central tree T2 is the tallest of the two. The tree has a single stem to 2 metres where it divides into 3 to 4 main upright stems that have each been reduced at 6 to 7 metres. The resulting stems are larger diameter poles that mostly persist to the top. The main crown is dense and wide spread with some slightly over extended laterals.

Pear tree T3
This tree at the southern end of the group is the smallest of the three, with an overall height of 6 metres. The tree has a single stem to 2 metres where it divides into two stems that have each been trained to grow as pleached laterals inline with the top of the flint built boundary wall. The main crown is dense and mostly along a single North to South plane.

The proposed works for all three trees are to reduce radial spread by up to 1 to 2 metres, and crown lift up to 3 metres. The works are to contain the spread of the trees and allow access and allow more light and air to pass beneath the crowns.

Acer tree T4
The Acer tree T4 has a single stem to 1 metre, where it divides into two stems: the northern stem divides again at 1.5 metres with the south stem mostly persisting to the top. The main crown is slightly open and wide spread with some over extended laterals.

The proposed works are to reduce radial spread 1 to 1.5 metres crown lift up to 3 metres and crown thin up to 15%. The works are to contain the spread of the tree, allow access beneath and allow more light and air to pass through the 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 Farncombe Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/06/2025

Authorised by: Louise Prew Date: 27/06/2025