**Development Management – Delegated Officer Report** **Date; 06/02/24**

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| **Application Number** | **AWDM/1704/23** |
| **Address** | **Amelia Court 1 Union Place Worthing West Sussex** |
| **Proposal** | **Application for consent under Worthing Tree Preservation Order No.18 of 1995 to reduce radial spread by up to 1 metre and crown lift up to 6 metres, Sycamore T1 of group G1; reduce crown height and radial spread by up to 1.5 metre and crown lift up to 5 metres, Sycamore T2 of group G1, and to reduce radial spread to North by up to 1 metre, Sycamore T3 of group G1; to Pollard back to previous points two Sycamore of group G2 and one Lime tree T4; reduce radial spread by up to 1 metre, Sycamore tree T1; crown lift up to 4 metres and remove basal growth, Bay of group G3; to reduce radial spread 1 metre and crown lift up to 5 metres, Sycamore tree T2; to crown lift up to 5 metres two Sycamore of group G4; and to reduce crown height and radial spread by up to 1.5 metres, and crown lift up to 6 metres one Lime tree T5.** |

**Date of site visit:** 31/01/24

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

**Proposal, Site and Surroundings**

The application refers to 13 mostly large trees, 12 around the north east and southern perimeters, and one Lime near the centre. The trees are prominent parts 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 lift Sycamore tree T2 Sycamore T1 of group G1 reduce crown height and radial spread and crown lift Sycamore T2 of group G1, and Lime tree T5, to reduce radial spread Sycamore tree T1, Sycamore T3 of group G1; to Pollard back to previous points two Sycamore of group G2 and one Lime tree T4; reduce radial spread crown lift and remove basal growth, Bay of group G3; to crown lift two Sycamore 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**

1995: Worthing Tree Preservation order Number 18 of 1995 confirmed on 15/08/1995.

2010: Application for consent under Worthing Tree Preservation Order No.18 of 1995 to fell and chip out the stump of one Sycamore (Part of Group G1) in front garden and replant with one Acer Worleii within 1m of stump and 1m from boundary wall adjacent to Union Place.

2017: Application for consent under Worthing Tree Preservation Order No.18 of 1995 to reduce and crown lift to allow a clearance of 2.5 to 3 metres from building and Street light Sycamore trees of group G1, to remove basal growth up to 4 to 4.5 metres on two Lime trees T4 and T5, remove deadwood and old pruning wounds on one Beech tree T3 and to fell and replace one Sycamore tree of group G1.

2021: Application for consent under Worthing Tree Preservation Order No. 18 of 1995 to reduce height by 2 metres and radial spread by 1.5 metres to Sycamore T1; reduce height by 2 metres and radial spread by 1.5 metres and crown lift to 5 metres Sycamore T2; reduce height and radial spread by 2-3 metres Lime tree T5; reduce height by 3 metres and radial spread by 1 metre to Sycamore T1 of G1; reduce height and radial spread by up to 2 metres improving shape to Group of Sycamore T2 of G1; reduce height and radial spread by 1-1.5 metres to Sycamore T3 of G1; clear away from street by 1 metre and reduce radial spread by 1 metre to Holly T4 of G1; reduce height and radial spread by 1 metre to Group of Bay Trees G2; reduce height by 3 metres and radial spread by 2 metres to group of Bay trees G3; reduce height and radial spread by 1 metre, crown lift to 5 metres to Sycamore T1 of G4 and reduce height by 2 metres and radial spread by 1.5 metres, crown lift to 5 metres to Sycamore T2 of G4.

**Planning Assessment**

The trees are two mature Limes, two younger Bays and nine Sycamore of varied sizes and ages, the trees are all prominent to the area, and can be seen from many views. The trees are:

Group G1
This is a group of mostly large mature trees located along the southern boundary from the southeast corner. The three trees are all matures of varying size, which are all visible from the public road. The trees are:

Sycamore T1 of group G1
This tree is to the northeast of the group and has a single stem that persists to the within 2 metres of the top of the crown. The first significant limbs emerge from 5 metres and are mostly upright. The main crown is mostly narrow and compact.

The proposed works are to reduce radial spread by 1 metre and crown lift up to 6 metres. The works are to maintain the spread of the tree, and allow access beneath the crown

Sycamore T2 of group G1
Located close to the southeast corner of the grounds, this tree has a large cluster of stems from ground level that form a semi-circular array, with straight upright tallest stems to the north becoming more arching to the southern side. The furthest south stems are the widest spread.

The proposed works are to reduce crown height and radial spread by up to 1.5 metres, and to crown lift up to 5 metres. the works are to re-shape, reduce weight allow access and more light and air to pass beneath the crown.

Sycamore T3 of group G1
This tree is slightly isolated from the main group being to the west of the entrance footpath. The tree has a single curved from ground level stem that corrects to upright from 2 to 3 metres. At 3 metres a small equal height secondary stem emerges. The main crown is dense and wide spread with some lower hanging laterals.

The proposed works are to reduce radial spread to North by up to 1 metre, to contain the spread of the tree and allow more light and air to pass around the crown.

Group G2
This is a group of two Sycamore trees located on the eastern boundary 4 to 5 metres south of the northeast corner.

Sycamore T1 of group G2
This is the tree to the South of the group, which has two stems from ground level. The Northeast stem divides at 1.25 metres, with the Southwest stem persisting to the overall pollard points at 7 metres. The main crown is dense and narrow.

Sycamore T2 of group G2
The Northern tree of the two has five stems from ground level, with four mostly persisting and one stem to the nSouthwest that divides at 0.5 metres into two. All the stems have pollard points at 7 metres. The main crown is slightly denser and wider spread than T1 of G2.

The proposed works for both trees are to reduce back to previous pollard points. The works are to contain the height and spread of the trees and continue with their maintenance regime.

Group G3
Group G3 is a group of two Bays on the northern boundary between the Sycamore trees T1 and T2. The main trees have large clusters of shoots and epicormic growth at their base, with clear stems emerging from 1 metre. The main trees crowns from 2 to 3 metres and the trees attain a height of between 10 to 12 metres. The main crown is merged into one and is dense and wide spread, with some over extended laterals.

The proposed works are to crown lift to 4 metres and remove basal growth. The works are to give the Bays a more formal tree shape.

Group G4
This group consists of two tall mature Sycamore trees growing on the northern boundary 4 to 5 metres west of the single Sycamore T2. The trees are:

Sycamore T1 of group G4
This tree has a large diameter single stem with matured flaking bark. The stem mostly persists to the top, with the first significant limbs emerging at 2.25 metres. The main crown is dense with many upright limbs that support the wider spreading smaller branches.

Sycamore T2 of group G4
This tree is the further west of the two trees of group G4. The tree has a single stem to 2.25 metres where it then becomes a tightly forked parallel twin. Each stem divides several times to the top of the crown. The main crown is dense and slightly more compact that T1, with less protruding branches.

The proposed works for both trees are to crown lift up to 5 metres. The works are to allow access and allow more light and air to pass beneath the crown.

Sycamore T1
This is one of two medium sized Sycamore trees located on the Northern boundary either side of the group of Bay trees G3. This tree is closest to the Northeast corner, and has a large diameter single stem that is clear to 3 metres, and persists to 8 metres. At 3 to 4 metres a cluster of smaller limbs and stems emerge along with a large secondary that also divides at 8 metres. The main crown is dense and wide spread, especially to the Northeast.

The proposed works are to reduce radial spread by 1 metre. The works are to contain the spread of the tree and allow more light and air to pass around the crown.

Sycamore T2
Located to the west of group G3, the Sycamore tree T2 is single stemmed to 1.5 metres where it then becomes a parallel twin, with both stems mostly persisting to the top. The main crown is wider spread with some lower hanging laterals.

The proposed works are to reduce radial spread up to 1 metre and crown lift to 5 metres. The works are to contain the spread of the tree and allow access beneath the crown.

Lime tree T4
The Lime tree T4 is located West of the main vehicular entrance from Union Place. The tree was very heavily reduced in 2019 due to decay and damage in the upper crown, leaving a 5 metre tall pollard. The tree has regrown with small thin branches emerging from ground level to the top.

The proposed works are to Pollard back to previous points, to contain the size and spread of the tree.

Lime tree T5
This tree is located to the west of the grounds within a walled garden close to the Chapel Road Conservation Area. The tree is to the north of Union Place and growing directly adjacent to a retained flint wall from the former School / College.

The tree has a large single stem that extends to 6 metres where it then divides into multiple stems that form a well balanced mostly upright crown. The tree has been reduced in stages starting at 7 metres with the last points at 14 to 15 metres. The main crown is dense and wide spread.

The proposed works are to reduce crown height and radial spread by 1.5 metres, and crown lift up to 6 metres. The works are to contain the size and spread of the tree and allow access and more light and air to pass beneath 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 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: 06/02/2024

Authorised by: LPrew Date: 07/02/2024