Development Management – Delegated Officer Report **Date; 10/12/2024**

Application Number	**AWDM/1238/24**
Address	**Southfield House 11 Liverpool Gardens Worthing West Sussex BN11 1RY**
Proposal	**Application for consent under Worthing Tree Preservation Order No.4 of 1986 to reduce radial spread to East by up to 2.5 metres, and crown lift up to 4 metres over car park and to allow a clearance of up to 2.5 metres to the buildings to the West one Ash tree T1, reduce radial spread to East by up to 2.5 metres, reduce selected limb to West to clear Streetlight by up to 2 metres, and remove epicormic growth up to 4 metres one Sweet Chestnut T2, and to reduce radial spread to South by up to 2.5 metres, and remove dead limb at 0.5 metres on Southern side one Ash tree T3**

Date of site visit: 03/10/24

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

Proposal, Site and Surroundings

The application refers to three protected trees within the grounds of Southfield House: one Ash T1 and one Sweet Chestnut T2 both in the area to the West of the main building adjacent to the Field Row footpath, and one Ash tree T3 located in the frontage to the south of the main office building, adjacent to Liverpool Gardens. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Chapel Road Conservation Area.

Consent is sought to reduce radial spread to East and crown lift over car park and to allow a clearance to the buildings to the West one Ash tree T1, reduce radial spread to East, reduce selected limb to West to clear Streetlight, and remove epicormic growth one Sweet Chestnut T2, and to reduce radial spread to South and remove dead limb at 0.5 metres on Southern side one Ash tree T3

The reasons for the works are primarily in the interests of abating nuisance, light issues and amenity value.

Consultations: None

Representations: None received.

Relevant Planning History

1986: Worthing Tree Preservation order Number 4 of 1986 confirmed on 22/07/1986.

2000: The properties of 12 to 14 Ambrose Place, Southfield and Argyll House Liverpool Gardens are included within the Conservation Area Chapel Road (XXIV) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

2014: Application for consent under Worthing Tree Preservation Orders No.4 of 1986 and Nos. 16 and 17 of 1995 to Reduce radial spread and crown height by up to 2 metres, crown lift up to 6 metres one Ash tree T1 Reduce radial spread and crown height by up to 2 metres, crown lift up to 5 metres one Sweet Chestnut Tree T2 Reduce to clear Lamp Column, crown lift up to 3.5 metres, reduce to clear building by up to 2 metres and reduce radial spread by up to 1.5 - 2 metres one Ash tree T3, Crown lift up to 3.5 metres, reduce radial spread up to 1 -1.5 metres and reduce to clear buildings by up to 2 metres two Ash trees T4 & T5, Crown lift up to 5.5 metres, reduce radial spread up to 1 -1.5 metres and reduce to clear building by up to 2 metres 4 Sycamore trees of Group G1, and to Remove lowest limb on south side over parking area, of one Robinia tree of group G3. Southfield House, 11 Liverpool Gdns Argyll House 15 Liverpool Gdns: 11 Ambrose Place.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by 2m, crown lift up to 5m, and crown thin up to 15% , one Ash tree T1 in the Chapel Road Conservation Area.

2020: Application for consent under Worthing Tree Preservation Order No.4 of 1986 to crown lift up to 4 to 5 metres to clear neighbouring property one Ash tree T1, to reduce radial spread by up to 2 metres, crown lift up to 3 to 4 metres and crown thin up to 15% one Sweet Chestnut tree T2, and to crown lift up to 4 to 5 metres and crown thin 15% one Ash tree T3 and one Whitebeam T4.

Planning Assessment

The trees are three tall matures of varying age and size. The Ash T1 and Sweet Chestnut T2 can be seen from the Field Row footpath, and public roads in the area, the Ash tree T3 is most prominent from Liverpool Gardens. All of the trees contribute to the character of the Chapel Road Conservation Area. The trees are:

<u>Ash tree T1</u>
This tree is the furthest North of the three, located on the Western boundary of the rear car parking area. The tree has a single stem to 5 metres where the tree splits into two. The main crown breaks at 8 metres with a smaller break on the west side at 6 metres. The crown is dense with some low hanging branches and a slight imbalance in width and height on the east side closest to the main building. The crown has some dead hanging branches and a large, callused over cavity at ground level.

The proposed works are to reduce radial spread to East by up to 2.5 metres, and crown lift up to 4 metres over car park and to allow a clearance of up to 2.5 metres to the buildings to the West in Field Row. The works are to contain the size and spread of the tree, abate possible future nuisance, and allow access beneath the crown.

<u>Sweet Chestnut T2</u>
The Sweet Chestnut tree is South of T1 in the car park area. The tree has a single stem to 7 metres with some large epicormic growth on the main bole. The central stem angles out to the east at 7 metres where a large secondary lateral and some low hanging secondary branches emerge. The main crown is dense and wide spread with foliage from 2 metres.

The proposed works are to reduce radial spread to East by up to 2.5 metres, reduce selected limb to West to clear Streetlight by up to 2 metres, and remove epicormic growth up to 4 metres. The works are to contain the size and spread of the tree, abate nuisance, and allow access and allow more light and air to pass beneath the crown.

Ash tree T3
This tree is an early mature growing in the front grounds adjacent to the entrance from Liverpool Gardens. The tree has a single large diameter stem to 1.5 metres, where it divides into two slender stems that divide into four at 5-6 metres. The first branches emerge from 6 to 7 metres and are wide spread. There is a tall slender stem that emerges from 0.75 metres, and is defoliated and dead. The main crown is slightly sparse and wide spread.

The proposed works are to reduce radial spread to South by up to 2.5 metres, and remove dead limb at 0.75 metres on Southern. The works are to contain the spread of the tree towards the adjacent building and for safety.

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 Chapel Road Conservation 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:10/12/2024

Authorised by: Louise Prew Date: 10/12/2024