Development Management – Delegated Officer Report **Date; 05/09/2024**

Application Number	**AWDM/0901/24**
Address	**4 Warren Farm Place Worthing West Sussex BN14 9QA**
Proposal	**Application for consent under Worthing Tree Preservation Order No.3 of 1996 to reduce crown height by up to 2 metres, and reduce radial spread by up to 2.5 metres,two Sycamore trees of group G1.**

Date of site visit: 04/09/24

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 Sycamore trees located near the Northeast corner of the rear garden, adjacent to the boundary with properties in Hurston Close. 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 reduce crown height and radial spread of both trees of group G1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1996: Worthing Tree Preservation order Number 3 of 1996 confirmed on 26/09/96.

2005: Application for consent under Worthing Tree Preservation Order No. 3/1996 to crown reduce by up to 25% to 11 Sycamore trees (G1). Application Refused.

2008: Application for consent under Worthing Tree Preservation Order No. 3/1996 to fell 4 Sycamore, crown thin and reshape a further 6 Sycamore and 2 Holly and crown lift and sever Ivy, 1 Sycamore, (all within Group G1).

2009: Application for consent under Worthing Tree Preservation Order No. 3 of 1996 to remove deadwood, crown thin by 15% and crown reduce towards house by up to 1 metre one Ash (T4); to crown thin by 15% and crown reduce by up to 2 metres one Sycamore; to crown lift to 3 metres, remove deadwood and remove epicormic growth to 3 Silver Birch (Group G2) and remove small lower branch at 7 ft on one Sycamore (part of G1) on eastern boundary.

2015: Application for consent under Worthing Tree Preservation Order No.3 of 1996 to reduce radial spread by up to 2 metres on one Sycamore tree to the south of group G1, reduce radial spread by up to 2 metres, crown lift up to 5 metres and reduce weight of additional spire on south side by up to 50% on one Sycamore tree of group G1, and to crown lift up to 5 metres one Yew tree and one Sycamore tree in Northwest corner both of group G1

2019: Application for consent under Worthing Tree Preservation Order No.3 of 1996 to reduce in height by 1.5m and lateral reduction by 1.5m; thin by 10 per cent 4no. Sycamore trees within group G1.

Planning Assessment

The trees are three medium sized early matures growing along the western boundary of 4 Warren Farm Place. The trees are visible from Hurston Close, and Warren Farm Place, as a back drop to the relatively new houses. The trees are;

Sycamore T1 central of group G1
This tree is twin stemmed from ground level, with the south stem dividing again at less than 0.5 metres. The northern stem has a “stepped” trunk with the main stem having a right angled bend at approximately 0.5 metres above ground level. The northern stem persists to the top of the crown. The main crown is dense and wide spread.

Sycamore T2 of group G1
The Sycamore T3 of group G2 is a slightly smaller and narrower tree than the other Sycamores of this group. The tree is twin stemmed from 1 metre, the southern stem remains entire to 10 metres, the northern stem dividing several times from 4 metres upward. The main crown is not as dense or wide spread as trees T1.

The proposed for both trees are to reduce crown height by up to 2 metres, and reduce radial spread by up to 2.5 metres. The works are to contain the size and spread of the trees and allow more light and air to pass around the crowns.

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: 05/09/2024

Authorised by: Stephen Cantwell Date: 09/09/2024