Development Management – Delegated Officer Report **Date; 04/09/2024**

Application Number	**AWDM/0860/24**
Address	**Yew Tree House 3 Links Road Worthing West Sussex BN14 9RA**
Proposal	**Application for consent under Worthing Tree Preservation Order No.25 of 1990 to reduce crown height and radial spread by up to 1 metre two Yew trees T1 and T2, reduce crown height and radial spread by up to 3 metres, crown lift up to 4 metres and crown thin up to 20% all trees of groups G1.**

Date of site visit: 27/08/24

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

Proposal, Site and Surroundings

The application refers to sixteen trees of varying ages and sizes, along the Northern boundary and either side of the Eastern wall, and two mature medium sized Yews close to the North side of the main building. 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 wo Yew trees T1 and T2, and to reduce crown height and radial spread crown lift and crown thin all trees of groups G1 and G3 (16 trees)

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

1990: Worthing Tree Preservation order Number 25 of 1990 confirmed on 18/03/1991.

2000: Worthing Tree Preservation order Number 15 of 2000 confirmed on 05/01/2001.

2002: Application for consent under Worthing Tree Preservation Order No. 15 of 2000 to fell two Yew trees within Group G1. Refused.

2002: Application for consent under Worthing Tree Preservation Order No. 15 /2000 to crown reduce by 30% and crown lift by 3.5 metres two Yew trees (part of Group G1) within the site of House

2017: Application for consent under Worthing Tree Preservation Order No.25 of 1990 to reduce height and radial spread by up to 1 metre to re-shape two Yew trees T1 and T2.

2022: Application for consent under Worthing Tree Preservation Order No. 25 of 1990 to reduce radial spread by up to 2.5 metres, to north and west two Beech trees of group G1.

Planning Assessment

The trees a small large immature growing in the front rear grounds garden adjacent to the junction of Road, south Farm Road and Avenue. The tree is prominent to the area, and can be seen from many views.

The trees are:

Yew tree T1
The two Yews trees are growing to the North of the property in the front garden adjacent to the access driveway leading to the separate garage and parking area.The trees are within designated planting pits forming a symmetrical design to the side entrance, and providing screening from the North and Northeast. Yew tree T1 is to the east of the two and has a single stem from ground level leading to 2 to 3 fused stems at 1 metre, that each separate at 3 to 4 metres into a tightly forked group. The tree has been previously reduced at 4 metres where the crown becomes wider spread.

Yew tree T2
Yew tree T2 is to the west of the pair, and is formed of multiple stems from ground level. The stems are close and upright and each has been reduced at 4 metres to give a similar appearance to tree T1. The main crown is dense and wide spread.

The proposed works for both trees are to reduce crown height and radial spread by up to 1 metre. The works are to contain the size and spread of the trees and to re-shape the crowns.

Trees of groups G1
This group of trees extends along the Northern boundary with Copsland Links Road to the main entrance gates in the Southeast corner. The group consists of several trees, the largest being the Beech to the Western end, and the smallest are the single Holly and Yew trees. The group includes some trees to the East of the boundary wall on a narrow verge between the wall and the carriageway of Links Road. The trees have a combined crown that is dense and wide spread.

The proposed works are to reduce radial spread up to a maximum of 3 metres, crown lift up to 4 metres, and crown thin up to 20%. The works are to contain the size and spread of the trees, allow access beneath and allow more light and air to pass through their 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: 10/09/2024