Development Management – Delegated Officer Report **Date; 18/01/24**

Application Number	**AWDM/1576/23**
Address	**3 High Beeches Worthing West Sussex BN11 4TJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.11 of 2004 to reduce crown height by up to 1.5 metres, and reduce radial spread by up to 1 to 2 metres one Grey Alder tree of group G1, and to reduce crown height and radial spread to previous points (up to 1.5 metres) one Lime tree of group G1.**

Date of site visit: 06/12/23

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

Proposal, Site and Surroundings

The application refers to two trees in the rear garden of 3 High Beeches. The trees are one Alder and one Lime of group G1 of Worthing Tree Preservation Order No. 11 of 2004. The trees were retained during the development of High Beeches and are a feature of the area. The trees can be seen from both public and residential areas.

Consent is sought to reduce crown height and radial spread and crown thin both trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2004: Worthing Tree Preservation order Number 11 of 2004 confirmed on 15/10/2004.

2006: Application for consent under Worthing Tree Preservation Order No 11/2004 to crown lift one Alder tree to give a clearance of 3.5 metres over garden (Group G1). **Split Decision - Approved with conditions** **Split Decision - Refused** Application for consent under Worthing Tree Preservation Order No 11/2004 to re-pollard one Lime tree (within Group G1) to previous pruning points.

2006: Application for consent under Worthing Tree Preservation Order No. 11/2004 to crown lift to 5 metres, crown thin by up to 15%, clear branches away from building to give a 1 metre clearance, clear out stubs and dead wood, 1 Lime tree (part of Group G1)

2007: Application for consent under Worthing Tree Preservation Order No. 11 of 2004 to pollard one Norway Maple and one Lime (alternate trees, east-to-west), to crown lift to 4 metres the Norway Maple and the three Lime trees and to crown thin by one-third and clean out the two (proposed unpollarded) Lime trees (Group G2).

2007: Application for consent under Worthing Tree Preservation Order No.11 of 2004 to crown reduce two unpollarded lime trees (part of Group G2).

2009: Application for consent under Worthing Tree Preservation Order No. 11 of 2004 to re-pollard one Lime tree (second from eastern end of G2) back to old pollard points.

2010: Application for consent under Worthing Tree Preservation Order No. 11 of 2004 to pollard one Norway Maple, to reduce height of one Lime tree (third from eastern end of group), and to tidy one further Lime (second from eastern end) (Part of Group G2). **Split Decision - Approved with Conditions** **Split Decision - Refused** Application for consent under Worthing Tree Preservation Order No. 11 of 2004 to pollard two Lime trees (Part of Group G2).

2014: Application for consent under Worthing Tree Preservation Order No. 11 of 2004 to reduce radial spread by up to 2 metres and reduce height by up to 4 metres on one Lime tree of group G1, and to reduce radial spread by up to 1 metre and reduce height by up to 4 metres on one Alder tree of group G1.

2018: Application under Worthing Tree Preservation Order No 11 of 2004 to reduce height by up to 2m, radial reduction by up to 3m, crown thinning by up to 15 per cent of Lime (G1A) and Alder (G1B) both within group G1.

Planning Assessment

Number 3 High Beeches is part of a residential infill redevelopment dating back to 2004 under WB/00115/OUT and 04/00605/ARM. The retention of the boundary trees was to serve as a visual screen, enhance the amenity of the new development and integrate the development into the character of the area, and was considered critical to these consents and the trees were accordingly safeguarded.

The Lime and Alder are both medium sized trees growing in the rear garden of the property. The two trees form group G1 of Worthing Tree Preservation Order No. 11 of 2004, that covers seven trees in total, most of which are along the Southern boundary of High Beeches. The trees are part of a valuable screen between the relatively new development of High Beeches and the 1930's apartment block of Downview Court in Boundary Road. The trees are:

<u>Alder T1 of G1</u>
The Alder tree T1 is multi-stemmed from 0.75 metres above ground level, with four main stems within a tight array that persists to 9 metres where most stems begin to divide. The crown is high on the tree, and has a dense and mostly upright form.

The proposed works are to reduce crown height by up to 2 metres, and reduce radial spread by up to 2.5 metres. The works appear to be rather overestimated and have been changed by conditions.

<u>Lime tree T2 of G1</u>
The Lime tree T1 is single stemmed to 4 metres where it then divides into 2 to 3 main stems. Each stem has been formatively topped at around 7 metres. The tree has a well formed domed crown, which is mostly upright, and each persist to approximately 10 metres where they have been more recently reduced. The main crown is dense and wide spread mostly on secondary laterals.

The proposed works are to reduce crown height and radial spread to previous points, approximately up to 1.5 metres. The Works are to contain the size and spread of the tree crown, abate nuisance allow access beneath and allow more light and air to pass through the crown.

These amended 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 to the Grey Alder tree T1 of group G1, hereby permitted, shall be restricted to;

   i Reduction in crown height of up to 1.5 metres.

   ii reduction in radial spread of up to 1 to 2 metres, 2 metres on the longest most protruding limbs.

   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.*

3 The proposed works to the Lime tree T2 of group G1, hereby permitted, shall be restricted to;

   i Reduction in crown height and radial spread to previous points, approximately 1 to 1.5 metres.

   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: 18/01/2024

Authorised by: Jo Morin Date: 23.01.2024