Development Management – Delegated Officer Report **Date; 02/05/2025**

Application Number	**AWDM/0167/25**
Address	**Wyndown Mill Lane Worthing West Sussex BN13 3DE**
Proposal	**Application for consent under Worthing Tree Preservation Order No.6 of 1991 to reduce crown height by up to 2 to 3 metres Holly, Lawson Cypress and Norway Spruce of Area A2.**

Date of site visit: 01/05/25

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

Proposal, Site and Surroundings

The application refers to three large mature trees located near the centre of the steeply inclined rear garden. The trees are a part of area A2 which consists of a woodland around Mill Lane and Bost Hill, that has trees that are more than 20 metres tall, that 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 by up to 2 to 3 metres Holly, Lawson Cypress and Norway Spruce.

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

Consultations: None.

Representations: One representation received from a nearby neighbour in support of the works.

Relevant Planning History

1991: Worthing Tree Preservation order No. 6 of 1991 confirmed on 13/05/1991.

1995: Application under Worthing Tree Preservation Order no 6 of 1991 to crown lift up to 3 metres above ground level, 3 Monterey cypress trees within group G5.

2003: Application under Worthing Tree Preservation Order No. 6 of 1991 to crown lift to five meters 3 Monterey Cypress within group G4.

2010: Application for consent under Worthing Tree Preservation Order No. 6 of 1991 (Revised) to remove three lowest branches to southernmost Monterey Cypress in group G5.

2013: Application for consent under Worthing Tree Preservation Order No. 6 of 1991 to fell nine Monterey Cypress trees of Group G4 (T1-T6) along the North and Western boundaries of property and group G5 (T1-T3) on the Western boundary of property

Planning Assessment

The trees are mature large trees growing on a steep incline and are part of a number of trees that merge with the trees of the public open space of The Gallops, to the East. The trees are prominent to the area and can be seen from many views. The trees are:

Holly of Area A2
This tree has a single stem that persists to within 2 metres of the top. The first significant sized limbs emerge from 2 metres. The main crown is dense, compact and has slightly restricted growth.

Lawson Cypress of Area A2
The Lawson Cypress tree is single to 8 metres where it divides into two tightly forked stems, with the Southeast stem terminating at 12 metres, due to historic damage, and the Northwest stem dividing from 9 metres. The first limbs emerge from 7.5 metres, mostly to the West. The main crown is dense and wide spread with some slightly over extended laterals.

Norway Spruce of Area A2
This tree is growing close to the Holly tree and has a single stem that that persists to within 2 to 3 metres of the top, where the stem has become damaged. The resulting re-growth of smaller upright stems has made the tree top heavy. The first laterals emerge from 3 metres. The main crown is slightly open and compact.

The proposed works for all three trees are to reduce crown height by up to 2 to 3 metres. The trees form a middle story of foliage within area A2, being surrounded by some much taller trees, the works are to maintain the trees appearance and in the case of the Norway Spruce, also to reduce weight high in 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: 02/05/2025

Authorised by: Jo Morin Date: 06.05.2025