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

Application Number	**AWDM/0280/24**
Address	**1 High Beeches Worthing West Sussex BN11 4TJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.11 of 2004 to reduce crown height and radial spread by up to 2 metres, above previous points one Maple tree, reduce crown height and radial spread by up to 4 metres, to previous points Lime tree T1, reduce crown height and radial spread by up to 1.5 metres, to previous points Lime tree T2, and reduce crown height and radial spread by up to 4 metres, to previous points Lime tree T3 all of group G2.**

Date of site visit: 23/04/24

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

Proposal, Site and Surroundings

The application refers to four small mature trees adjacent to the southern boundary wall of the relatively new development of High Beeches. 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, above previous points one Maple tree T4, reduce crown height and radial spread Lime trees T1 T2 and T4.

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

2004: Worthing Tree Preservation order Number 11 of 2004 confirmed on 25/11/2004.

2007: Application 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 to crown reduce two unpollarded lime trees (part of Group G2).

2009: Application to re-pollard one Lime tree (second from eastern end of G2) back to old pollard points.

2010: Application 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 – REFUSED; Application to pollard two Lime trees (Part of Group G2).

2013: Application for consent under Worthing Tree Preservation Order No. 11 of 2004 to reduce the diameter crown spread by up to 1 metre (i.e. reduction by 0.5 metre on radial spread) and to clean out the crown by the removal of crossed and abrading branches and dead wood on the westernmost Lime tree in rear garden along southern boundary (Part of Group G2)

2014: Application for consent under Worthing Tree Preservation Order No.11 of 2004 to reduce radial spread by up to 1.5 to 2 metres on one Lime tree T1 of group G2, reduce radial spread by up to 1 metre on two Lime trees T2 and T3 of group G2 and to reduce radial spread by up to 1 metre on one Sycamore tree T4 of group G2

2018: Application for consent under Worthing Tree Preservation Order No. 11 of 2004 for lateral reduction by up to 1.5m and height reduction by up to 1.5m to one Norway Maple and lateral reduction by up to 2m and height reduction by up to 2m to three Lime trees all in Group G2. Refused.

2018: Application for consent under Worthing Tree Preservation Order No. 11 of 2004 to crown lift up to 5m, crown thin up to 15% and radial reductions up to 0.5m to one Norway Maple (T1) and three Lime trees T2, T3 and T4 all in group G2.

Planning Assessment

The trees are 3 varied sized mature lime trees and one slightly smaller Maple, growing in a small border close to the tall boundary wall of the rear garden. The trees provide a green screen between the relatively new development of High Beeches and the rear of Downview Court.

The trees from west to east are;

Lime tree T3
This tree is the largest of the group and has received less intensive management, allowing the crown to develop into a broadly domed form. The tree is single stemmed to 5 metres where it then divides into three main stems, each of which has been lopped at around 6 metres. The resulting stems are mostly upright and form a high crown with few low hanging branches. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 4 metres, to previous points. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Lime tree T2
The Lime T2, is the centre of the three Lime trees of group G2, and the smallest. The tree has a single stem to 2.25 metres, where the stem then divides into several upright stems, each of which has been pollarded at 6 metres. This has resulted in a small bushy tree with minimal regrowth. The main crown is slightly sparse and compact.

The proposed works are to reduce crown height and radial spread by up to 1.5 metres, to previous points. The works are to contain the size and spread of the tree crown.

Lime tree T1
This is a slightly larger tree that has been pollarded at several stages, from the initial works at 2 metres to the last main pollard point at 7 metres. Foliage emerges from around 3 metres making a fuller crown than trees T1 and T3. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 4 metres, to previous points. The works are to contain the size and spread of the tree and allow more light and air to pass around the crown.

Norway Maple tree T4
The Sycamore tree T4 is similar in size and form to the Lime T2, as this tree has also received some rather intensive reduction works. The tree is single stemmed to 2.5 metres, the multiple stems having been pollarded at varying heights from 3 to 4 metres. The main crown is sparse and unbalanced.

The proposed works are to reduce crown height and radial spread by up to 2 metres, above previous points. The works are to contain the size and spread of the tree.

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: 09/05/2024

Authorised by: Jo Morin Date: 10.05.2024