Development Management – Delegated Officer Report **Date; 26/07/23**

Application Number	**AWDM/0748/23**
Address	**19 Offington Lane Worthing West Sussex BN14 9RH**
Proposal	**Application for consent under Worthing Tree Preservation Order No.30 of 1990 to reduce crown height and radial spread by up to 3 metres one Purple Beech tree of G3 and to fell and replace one Holm Oak tree of group G3.**

Date of site visit: 06/06/23

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

Proposal, Site and Surroundings

The application refers to two large mature trees located on the southern boundary of the front garden, close to footpath access from Offington Lane to Guardian Court. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread one Purple Beech tree and to fell and replace one Holm Oak tree.

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

Consultations: None.

Representations: One representation from a nearby neighbour in objection, claiming the tree is important to the history and appearance of the area and for wildlife and reducing pollution.

Relevant Planning History

1990: Worthing Tree Preservation order Number 30 of 1990 confirmed on 14/01/1991.

2004: Application for consent under Worthing Tree Preservation Order No. 30/1990 to crown lift/ reduce Purple Beech (G3) on southern side to give a clearance of up to 2 metres to No.17 Offington Lane.

2017: Application for consent under Worthing Tree Preservation Order No.30 of 1990 to crown lift up to 5 metres, crown thin 15% and reduce southern stem at 4 metres one Holm Oak tree T1 of group G3, and to prune to allow clearance of roof and building of up to 2 metres one Beech tree T2 of group G3.

2020: Application for consent under Worthing Tree Preservation Order No.30 of 1990 to prune to allow clearance to building of up to 1.5 metre 1 Beech tree and reduce radial spread by up to 1.5 metres and crown lift up to 5.5 metres 1 Holm Oak tree, both of group G3.

Planning Assessment

The trees are one Holm Oak and one Purple Beech which are both tall mature trees growing in the front garden of 19 Offington Lane, which is a main route way off of the A27 into Worthing. The trees are part of a number of tall mature trees that sporadically line both sides of the entire road, as a mix of privately owned TPO trees and some very tall Street Trees.

The trees are:

Beech tree T1 of G3
The Beech tree is furthest west of the two, close to the main building. The tree is single stemmed to 3.75 metres, then twin with each stem dividing several times to the top of the crown. The main crown is dense, mostly compact and narrow, but with some secondary laterals close to the roof of 19 Offington Lane.

The proposed works are to reduce crown height and radial spread by up to 3 metres. The works are to contain the size and spread of the tree, abate possible nuisance and allow more light and air to pass around the crown. The works appear to have been slightly over estimated and have been changed by conditions.

Holm Oak T2 of G3
The Holm Oak is the tree closest to the road and footpath of Offington Lane. The tree is multi-stemmed from ground level, with three main partially fused stems. Two of the stems divide at 2 metres and again at 3 -4 metres. The main crown is dense, wide spread and has some lower hanging over arched secondary stems.

The proposed works are to fell and replace the tree, due to concerns regarding the concrete panel retaining wall to the south and the overall size of the tree.

The amended works to the Purple Beech tree T1 of group G3, in my opinion, would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the area.

The proposed felling of the Holm Oak tree T2, would in my opinion be detrimental to the amenity and character of the area, and concerns regarding size, expansion and other factors could be alleviated by other selected works.

Recommendation

Split decision

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans
2. The proposed works to the Purple Beech tree T1 of group G3, hereby permitted, shall be restricted to;

   i Reduction in crown height of up to 2 to 3 metres, 3 metres on the tallest most protruding stems.

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.*

REFUSE for the reason(s):-

1. The Holm Oak treeT1 of group G3 is a prominent and established feature, which contributes positively to local character and landscape of the area, and its removal would be detrimental. Having regard to the maturity and stature of the tree and its prominence within the street scene, There is no arboricultural or other acceptable reason provided which would justify the loss of this tree. It is considered that other works such as reduction in crown height and radial spread, crown thinning and the removal to a suitable point of the Southwestern stem should be considered, which would be less detrimental to the visual amenities of the area.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 26/07/2023

Authorised by: PB Date: 26/7/23