Development Management – Delegated Officer Report **Date; 26/10/23**

Application Number	**AWDM/1176/23**
Address	**Managers Flat Homesteyne House 11 - 13 Broadwater Road Worthing West Sussex BN14 8AJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.37 of 2001 to crown lift up to 2.5 metres, crown thin 20% and remove lowest limb on southernmost tree, two Birch trees of group G1.**

Date of site visit: 24/10/23

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

Proposal, Site and Surroundings

The application refers to two large mature Birch trees, a Himalayan Birch to the South side of the pedestrian entrance from Broadwater Road, and a Silver Birch to the North. The two 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 crown lift up, crown thin both trees and remove the lowest limb on the Himalayan Birch tree T2.

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

Consultations: None.

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

Relevant Planning History

2001: Worthing Tree Preservation order Number 37 of 2001 confirmed on 12/07/2001.

2004: Application for consent under Worthing Tree Preservation Order No. 37 of 2001 to crown reduce by up to 40% one Holm Oak tree T1.

2005: Application for consent under the Worthing Tree Preservation Order No. 37 of 2001 to crown lift to 3 metres one Silver Birch and one Himalayan Birch, Group 1 (G1).

2011: Application for consent under Worthing Tree Preservation Order No. 37 of 2001 to fell one Holm Oak (T1) adjacent to rear boundary and replace with a tree of native species.

2017: Application for consent under Worthing Tree Preservation Order No. 37 of 2001 to prune and reduce overall height and lateral spread on west side of one Birch by removing up to 1.5m from tips of ascending and lateral small diameter branches and to prune to shorten tips of lateral growth by up to 1m on west side of one Birch (both in Group G1) to increase light levels to Homesteyne House.

Planning Assessment

The trees are two tall mature Birch trees growing in the front grounds adjacent to the pedestrian entrance from the main route way of the A24: Broadwater Road. The trees are prominent to the area, and can be seen from many views. The trees are:

Silver Birch T1
The Silver Birch is the taller of the two and growing on the northern side of the pedestrian entrance. The tree has a single central stem to 1.2 metres where a large secondary stem emerges that has a right angle union at 4 metres that supports an equal height separate spire. The main stem divides into two at 3.75 metres, with each stem dividing into several ascending slender stems.The main crown is dense, and widespread.

Himalayan Birch T11
The Himalayan Birch has brighter smoother white bark than the native tree, and tends to be a slightly smaller tree. This tree has a single stem to 2.25 metres, with a large significant ascending lateral at 1.5 metres. The crown breaks at 2.25 metres, with several slightly twisted and distorted stems. The main crown is dense and widespread with some lower hanging laterals.

The proposed works for both trees are to crown lift up to 2.5 metres, crown thin 20%, with additional works of removing a selected low limb on Himalayan Birch. The works are to allow access beneath and allow more light and air to pass through the crowns of both trees and to contain the spread of the Himalayan Birch tree T2.

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 their 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: 26/10/2023

Authorised by: Gary Peck Date: 26 October 2023