Development Management – Delegated Officer Report **Date; 29/01/2025**

Application Number	**AWDM/1452/24**
Address	**Seaview Court Rowlands Road Worthing West Sussex BN11 3PE**
Proposal	**Application for consent under Worthing Tree Preservation Order No.33 of 1995 to reduce radial spread to north 1 metre, remove limb at 3 metres on eastern side, and crown thin 10% Holm Oak T2, reduce radial spread to east by up to 2 metres, and crown lift up to 3.5 metres Holm Oak T3, and crown thin up to 15% Holm Oaks T1 and T4 all of group G1, to reduce from buildings up to 2.5 metres and crown thin up to 15% Silver Birch trees T5 T6 & T7 of group G2, and to reduce crown height and radial spread by up to 1 metre, to previous points Lime tree T8 of group G4.**

Date of site visit: 28/01/25

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

Proposal, Site and Surroundings

The application refers to three groups; G1 which consists of five medium to large sized Holm Oak trees, growing in a line along the northern boundary of Seaview Court, adjacent to Rowlands Road. G2 has three Silver Birch East of the block 17 to 34, south of the garage compound, and the one remaining tree of group G4, a lime close to the vehicular entrance from Bath Road. 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 radial spread, remove limb at 3 metres on eastern side, and crown thin Holm Oak T2, reduce radial spread to east and crown lift Holm Oak T3, and crown thin Holm Oaks T1 and T4 all of group G1, to reduce from buildings and crown thin Silver Birch trees T5 T6 & T7 of group G2, and to reduce crown height and radial spread, to previous points Lime tree T8 of group G4.

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

1995: Worthing Tree Preservation order Number 33 of 1995 confirmed on 25/10/95.

1995: Application for consent under Tree Preservation Order No.33/1995 to crown lift the six Holm Oak (G1) adjacent to Rowlands Road; crown reduce one English Oak (T1)

2000: Application for consent under Worthing Tree Preservation Order No. 33/1995 to prune 6 Holm Oak within group G1 and prune 3 Silver Birch within group G2.

2007: Application for consent under Worthing Tree Preservation Order Number 33 of 1995, to carry out selective crown lifting to six Holm Oak trees, group G1. (Including the removal of dead branches).

2016: Application for consent under Worthing Tree Preservation Order No.33 of 1995 to reduce crown height and radial spread by up to 1 metre one Lime tree of group G4, and to fell and replace on Holm Oak tree of group G1.

2018: Application for consent under Worthing Tree Preservation Order No.33 of 1995 to thin three main limbs over highway and reduce radial spread by up to 2 metres, on southern side of Holm Oak T2, reduce crown height by up to 1 metre, and reduce radial spread up to 2 metres Holm Oak T3, reduce eastern side of crown by up to 2 to 2.5 metres and crown thin up to 15 -20% Holm Oak T4, and to reduce crown height by up to 1 to 1.5 metres, and reduce radial spread by up to 2 to 2.5 metres Holm Oak T5, all of group G1.

2019: Application for consent under Worthing Tree Preservation Order No.33 of 1995 to carry our radial reduction up to 1.5m and crown thin up to 15% one Silver Birch of group G2; crown lift up to 3.5m and crown thin up to 15% one English Oak (T1) and to carry out radial reduction up to 2m, height reduction up to 0.5m and crown thin up to 15% to 2 no. Flowering Crab trees of group G3.

Planning Assessment

The trees are four large mature Holm Oak growing in the front grounds of Seaview Court between the pavement of Rowlands Road, and the entrance driveway and parking area of the complex. Three smaller mature Silver Birch trees growing on a lawn area between the southern block and a Electricity sub station near the centre of the complex, and a heavily reduced Lime tree near the Southwest corner of the complex.

The trees are:

<u>Holm Oak T1</u>
The trees of group G1 are numbered 1 to 4 (from west to east). The Holm Oak tree T1 has a single stem to 2.5 metres where it then divides into two: the west stem dividing again at 2.75 metres, making three main stems. Each stem twists and divides several times toward the top of the tree. The main crown is dense and wide spread with some distorted growth to the northern side over the road.

The proposed works are to crown thin by up to 15% to allow more light and air to pass through the crown.

<u>Holm Oak T2</u>
T2 is twin stemmed from 0.5 metres, both stems are clear to 3 metres, where they then divide into several upright stems. The main crown is dense and widespread with some over laden lateral branches.

The proposed works are to reduce radial spread to north 1 metre, remove limb at 3 metres on eastern side, and crown thin 10% to contain the spread and allow more light and air to pass through the crown.

<u>Holm Oak T3</u>
This tree has a single stem to 4 metres, where it then begins to divide. The first significant lateral emerges at 1.75 metres. The main crown is dense and wider spread to the south and east.

The proposed works are to reduce radial spread to east by up to 2 metres, and crown lift up to 3.5 metres. The works are to contain the spread of the tree and maintain access beneath the crown.

Holm Oak T4
The Holm Oak tree T5 is the largest and widest spread of the group and located to the eastern side slightly more separated than the other trees. The tree has a large diameter single stem to 3 metres where it then divides into several large upright scaffold stems that each support evenly spaced large secondary laterals.

The proposed works are to crown thin by up to 15% to allow more light and air to pass through the crown.

Silver Birch T5
This tree is the furthest West of the three trees, closest to the the main building. The tree has a single stem to 2 metres where several twisted secondary stems emerge that are mostly upright and persist to the top. The first laterals emerge from 3 metres.

Silver Birch T6
The centre Silver Birch tree T6 is significantly smaller than the other two, and slightly further south. The tree has a slender single stem that divides into two from 2 metres. The two secondary stems are upright and parallel. The main crown is dense and compact.

Silver Birch T7
This tree is the furthest East and the largest of the three, with a relatively large diameter single stem that extends to 3 metres, and large laterals from 1.8 metres. Although intertwined with the other trees, most of the dense wide crown is to the East.

The proposed works to the Silver Birch trees T5 T6 & T7 of group G2, are to reduce from buildings up to 2.5 metres and crown thin up to 15%. The works are to maintain the clearance from the main block and to allow more light and air to pass through the combined crowns.

Lime tree T8 of group G4
This is a small mature tree, with a single clear stem to 2 metres. At 2 metres the stem becomes twin, each stem having been reduced or pollarded at 3 metres. This has resulted in a very dense wide spread crown, that has been pruned to emphasize its low squat form, particularly on the lower section of the crown which has a level line all round.

The proposed works are to reduce height by up to 1 metre and cut back to previous points on the radial spread. This is minimal work to continue with the previous management regime 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:29/01/2025

Authorised by: Jo Morin Date: 31.01.2025