Development Management – Delegated Officer Report **Date; 16/01/24**

Application Number	**AWDM/1570/23**
Address	**Street Record Carlton Mews Mill Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.34 of 2002 to reduce radial spread by up to 1.5 metres, crown lift up to 6 metres, and remove deadwood one English Oak tree T1.**

Date of site visit: 14/12/23

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

Proposal, Site and Surroundings

The application refers to a single large mature English Oak tree in the northwest of the grounds adjacent to Carlton Mews. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Mill Road Conservation Area.

Consent is sought to reduce radial spread crown lift, and remove deadwood.

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 objection, concerned that crown lifting by up to 6 metres would be excessive, and damaging to the shape and canopy of the tree.

Relevant Planning History

1988: The property is included within Conservation Area VIII (Mill Road) designated by the Council on 20th December 1988.

2002: Worthing Tree Preservation order Number 34 of 2002 confirmed on 15/11/02.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Ash tree, reduce by up to 50% Bay and Holly trees and crown lift trees of group G1 by up to 4 metres over driveway in the Mill Road Conservation Area.

2015: Application for consent under Worthing Tree Preservation Order No.34 of 2002 to remove epicormic growth, crown lift up to 5 metres, reduce radial spread by up to 0.5 to 3 metres, and reduce crown height up to 0.5 metres on one Oak tree T1.

Planning Assessment

The tree is a large mature English Oak growing in a small road verge at the junction between Carlton Mews and Mill Road, adjacent to the front gardens of Old Mill Court. The tree is prominent to the area, and can be seen from many views.

The Oak tree T1 has a slightly leaning single stem that corrects from 3.5 metres, with some Ivy and some epicormic growth up to 3 metres. From 7 metres the main stem divides into two and the wide spreading crown begins to break, formed of several large diameter scaffold limbs. The main crown is dense and wide spread with some low hanging secondary branches.

The proposed works are to reduce radial spread by up to 1.5 metres, crown lift up to 6 metres, and remove deadwood. The works are to contain the spread of the tree, allow clearance to the nearby properties, allow access beneath and for safety and amenity value.

These works 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.

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?

Yes, one objection received, was concerned that the crown lifting would “scalp” the tree and damage its shape. The operation of crown lifting is to leave a clearance to a given height, in this case 6 metres. As the tree's main crown and first limbs are from higher than 6 metres the shape of the crown would be unaffected by this part of the work. The reduction of the radial spread of the tree is proposed at 1.5 metres to allow clearance to the adjacent property, and is relatively minor in relation to the tree's overall size.

Case Officer: JDS Date: 16/01/2024

Authorised by: Jo Morin Date: 17.01.2024