Development Management – Delegated Officer Report **Date; 18/01/24**

Application Number	**AWDM/1642/23**
Address	**Chester Lodge 26 Lansdowne Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.13 of 1977 to reduce crown height by up to 2 metres, reduce radial spread by up to 2.5 to 4 metres, Holm Oak tree T1 of group G2, reduce crown height by up to 3 metres, Holm Oak tree T3, and remove deadwood from Pine tree T2 of group G2.**

Date of site visit: 28/11/23

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

Proposal, Site and Surroundings

The application refers to two large Holm Oak trees, and one Monterey Pine located in the front grounds of the block of flats Chester Lodge. The trees are part of an established group of trees, which are prominent in 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 Holm Oak tree T1 of group G3, reduce crown height, Holm Oak tree T3 of group G2, and remove deadwood from Pine tree T2 of group G3.

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

2003: Worthing Tree Preservation order Number 7 of 2003 confirmed on 29/04/03.

2003: Application for consent under Worthing Tree Preservation Order No. 7 of 2003 to fell one Horse Chestnut (T5); removal of branch over the flat roof back to the scaffold limb and remove lowest limb on west side, remove limb on garage of adjoining Winton Court of Monterey Pine within group G1.

2010: Application for consent under Worthing Tree Preservation Order No. 7 of 2003 to remove one lowest limb and clean out one Corsican Pine and one Monterey Pine and crown lift to 6 metres (remove epicormic growth), reduce selected branches to balance shape and crown thin by up to 20% one Holm Oak (all of Group G2)

2016: Application for consent under Worthing Tree Preservation Order No.7 of 2003 to crown reduce radial spread by up to 2 metres, one Holm Oak tree of group G2

Planning Assessment

The Holm Oak and Pine tree of group G2 are large matures growing adjacent to the low boundary wall along the southern side of the frontage to Chester Lodge, with the Holm Oak of group G2 being to the Northeast of the front grounds on the boundary with Charlwood Lodge. The trees are a part of a group of tall large matures that are prominent to the area, and can be seen from many views.

The trees are;

Holm Oak T1 of G2
This tree is a large mature Holm Oak growing adjacent to the front boundary wall, close to the pedestrian entrance to Chester Lodge. The tree is a part of a group of tall large matures that also includes two Pine trees of a similar age and size.

The tree has a stout single stem that supports three main large diameter stems each of which emerge from 0.75 metres. The main stems are upright and clear and begin to divide from 3 to 4 metres, into slightly smaller stems that begin to radiate outwards at 8 to 9 metres forming a fluted shape to the tree. The main crown is dense and widest spread on the long secondary branches, some of which are lower hanging.

The initially proposed works were to reduce crown height by up to 7 metres and reduce radial spread by up to 2.5 to 4 metres, The works are to contain the size and spread of the tree crown, abate possible future nuisance and allow more light and air to pass the crown. The works would appear to be excessive and possibly damaging to the overall appearance of the Holm Oak tree and group G3, and have been amended by agreement.

Holm Oak T3
The Holm Oak tree T3 is located to the Northeast of the frontage alongside the access driveway from Lansdowne Road to the garage compound. The tree is slightly smaller than the trees of group G2 and has three relatively slender stems from ground level. Each of the stems divide several times forming a top heavy crown. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 3 metres, The works are to contain the size and spread of the tree, abate possible future nuisance and allow more light and air to pass the crown.

Monterey Pine T2 of G2
The Monterey Pine tree is located 5 to 6 metres West of the Holm Oak T1 of group G2 along the front boundary. The tree has a slightly leaning single stem that is clear to 9 metres where the broadly domed crown begins to form.

The proposed works are to remove deadwood, for safety and amenity purposes.

These amended 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, to the Holm Oak tree T1 of group G2 hereby permitted, shall be restricted to;

   i Reduction in crown height of up to 2 metres.

   ii Reduction in radial spread of up to 2.5 to 4 metres, 2.5 metres overall and up to 4 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.*

3. The proposed works, to the Holm Oak tree T3 hereby permitted, shall be restricted to;

   i Reduction in crown height of up to 3 metres, and associated works.

   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.*

4. The proposed works, to the Monterey Pine tree T2 of group G2 hereby permitted, shall be restricted to;

   i Removal of deadwood.

   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: 18/01/2024

Authorised by: Jo Morin Date: 24.01.2024