Development Management – Delegated Officer Report **Date; 04/08/23**

Application Number	**AWDM/0782/23**
Address	**Ridgeworth House 5 - 9 Liverpool Gardens Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 1994 to reduce radial spread to clear building by up to 2 metres, and reduce radial spread and crown lift to allow clearance to pavement and carriageway by up to 2.5 to 5.5 metres one Ginkgo tree T4.**

Date of site visit: 14/06/23

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

Proposal, Site and Surroundings

The application refers to a large tall mature Maidenhair tree located near the centre of the frontage of Ridgeworth House, adjacent to the public pavement. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Chapel Road Conservation Area.

Consent is sought to reduce radial spread to clear building and reduce radial spread and crown lift to allow clearance to pavement and carriageway.

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

Consultations: Letter sent to the Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1994: Worthing Tree Preservation order Number 15 of 1994 confirmed on 09/11/1994.

1994: Application in connection with Worthing Tree Preservation Order 15/1994 for works to two Purple Norway Maples (T1 & T2) & one Eucalyptus (T3) comprising crown lifting by 2.5 metres above ground level; one Maidenhair

1995: Application to crown lift Maidenhair Tree (T4) to a height of 3 metres and reduce back growth from building to give a 2 metre clearance. remove dead wood and chaffing branches from within canopy of Laburnum (T5)

1995: Application to fell 2 Purple Norway Maple (T1 & T2) and 1 Eucalyptus (T3) subject to Worthing Tree Preservation Order 15/1994

2000: The property is included within the Conservation Area Chapel Road (XXIV) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

2012: Section 211 Notice under the Town and Country Planning Act 1990 to fell seven trees (3 Sorbus, 3 Prunus and 1 Silver Birch) to the rear of the building, bordering the rear car park and the flint boundary wall on the western boundary, and to replant with trees of English native species

2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread and crown lift to allow clearance to pavement and carriageway by up to 2.5 to 5.5 metres one Sycamore tree T1 in the Chapel Road Conservation Area.

Planning Assessment

The Ginkgo T4 is a large mature tree growing in a low rise block built planter at the front of the building, where it is prominent to the area, and can be seen from many views.

The tree has a gnarled large diameter single stem that divides into three main scaffold stems from 3 metres, that are each upright and mostly persist to the top. The first significant sized laterals emerge from 4 metres to the east and from 8 metres on the west. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce radial spread to clear building by up to 2 metres, and reduce radial spread and crown lift to allow clearance to pavement and carriageway by up to 2.5 to 5.5 metres. The works are to abate possible future nuisance to the building, and allow clearance and access beneath the crown to West Sussex Highways standards for pavement and carriageway.

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 Chapel Road Conservation 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: 04/08/2023

Authorised by: PB Date: 4/8/23