Development Management – Delegated Officer Report **Date; 30/07/2024**

Application Number	**AWDM/0674/24**
Address	**22 Foxley Lane Worthing West Sussex BN13 3AB**
Proposal	**Application for consent under Worthing Tree Preservation Order No.16 of 1998 to fell and replace one Silver Birch tree T4.**

Date of site visit: 18/07/24

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

Proposal, Site and Surroundings

The application refers to a large early mature Silver Birch tree located near the centre of the northern boundary of the rear garden. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests of safety, land amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1998: Worthing Tree Preservation order Number 16 of 1998 confirmed on 17/06/1998.

1998: Application under Worthing Tree Preservation Order No 16/1998 to crown reduce two Atlantic Blue Cedar (T6 and T7) back to previous pollard points, to reduce crown spread overall by up to 1 metre : 22 Foxley lane

2010: Application for consent under Worthing Tree Preservation Order no. 16 of 1998 to lateral prune low limbs back to source, crown thin by 15%, crown clean and uplift front lower canopy to 2m from ground level one Blue Atlas Cedar (T6); to lateral prune low limbs back to source, lateral prune limbs back to edge of drive at height of 3m, crown thin by 15%, crown clean and uplift front lower canopy to 2m off ground level one Blue Atlas Cedar (T7).

2014: Application for consent under Worthing Tree Preservation Order No.16 of 1998 to reduce radial spread by up to 1-2 metres, and to reduce and re-shape to give clearance to cables of up to 1 metre, on one Atlantic Cedar T6.

2014: Application for consent under Worthing Tree Preservation Order No.16 of 1998 to reduce radial spread by up to 2 metres, and prune to give clearance of up to 2 metres to building, one Purple Beech tree T3

2014: Application for consent under Worthing Tree Preservation Order No.16 of 1998 to reduce radial spread by up to 1-2 metres, and to reduce and re-shape to give clearance to cables of up to 1 metre, on one Atlantic Cedar T6

2021: Application for consent under Worthing Tree Preservation Order No.16 of 1998 to reduce radial spread by up to 1 metre, remove deadwood over 25mm in diameter, and remove subordinate branches to achieve a clearance of 0.3 metres from phone cable of two Atlantic Blue Cedars (T6 & T7).

2022: Application for consent under Worthing Tree Preservation Order No.16 of 1998 to reduce crown height and radial spread by up to 3 metres, crown lift up to 4 metres, crown thin 25%, remove deadwood and prune to allow clearance within crown of up to 0.5 metres two Atlas Cedar trees T6 and T7.

Planning Assessment

The tree is a medium sized Silver Birch growing at the Northern end of the sloped rear garden, close to the boundary fence. The tree is prominent to the area, and can be seen from many views.

The tree has a single gnarled stem that persists to 5 metres, where it divides into 2 main upright stems, that each divide again from 6 metres. The first limbs emerge from 6 metres, which thin and achieve an equal height in the crown. The main crown is moderately dense, mostly to the Eastern side, and compact. The crown has some small and chlorotic leaves, epicormic growth, and stag heads, which suggest the tree is stressed.

The proposed works are to fell and replace the tree, mainly due to a sheared root plate that can be observed on the ground around the tree, although the tree is also in decline.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the Silver Birch trees T4 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

3. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 30/07/2024

Authorised by: Jo Morin Date: 30.07.2024