Development Management – Delegated Officer Report **Date; 11/10/23**

Application Number	**AWDM/1085/23**
Address	**16 Navarino Road Worthing West Sussex BN11 2NF**
Proposal	**Application for consent under Worthing Tree Preservation Order No.30 of 1994 to reduce radial spread by up to 2 metres and crown thin 20% five Sycamore of G1 (to south of garages), reduce radial spread by up to 4 metres and crown thin 20% Sycamore T2 of G1, Crown thin 10 -15% Sycamore T3 of G1, to reduce radial spread by up to 1.5 metres and crown thin 15% Sycamore T4 of G1, reduce radial spread by up to 2 metres crown lift up to 5 metres and crown thin 20% Sycamore T5 of G1, and to reduce radial spread by up to 2 metres and crown thin 20% Sycamore T6 of group G3.**

Date of site visit: 27/07/23

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

Proposal, Site and Surroundings

The application refers to ten mostly large mature Sycamore trees, nine on the perimeter of the property and one very large near the centre of the rear garden. The trees are all prominent and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread and crown thin five Sycamore of G1 (to south of garages), and Sycamore trees T2 and T4 of G1, to crown thin Sycamore T3 of G1, reduce radial spread crown lift and crown thin Sycamore T5 of G1, and to reduce radial spread and crown thin Sycamore T6 of group G3.

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 support of the proposed works.

Relevant Planning History

1994: Worthing Tree Preservation order Number 30 of 1994 confirmed on 20/12/1994.

2002: Application to carry out pruning to reduce density of crowns, including towards the property, and a clean out, to three Sycamore within Group G1 and one Cherry Plum (Prunus) within Group G2.

2005: Application to crown lift to 5 metres, remove epicormic growth and minor reduction on south and west sides by up to 1 metre to two Sycamore trees (Part of G1).*Split Decision-Approved with Conditions* **Split Decision - REFUSED** Application for consent under Worthing Tree

Preservation Order No. 30/1994 to crown reduce and reshape by up to 30%, two Sycamore trees (Part of G1).

2010: Application to fell one Silver Birch in Group G1, one Cherry Plum in Group G2 and three Cherry Plum trees Group G3 and to provide replacement tree planting and to carry out selective remedial surgery to 6 Sycamore in Group G1, 1 Sycamore in Group G2 and 2 Sycamore in Group G3. **Split Decision - Approved with Conditions** **Split Decision - REFUSED** Application for consent under Worthing Tree Preservation Order No.30 of 1994 to fell one Sycamore in Group G2 and to pollard six Sycamore in Group G1.

2011: Application to fell one Sycamore (Acer pseudoplatanus) (Part of Group G1) on western perimeter of garden and plant a replacement tree. Application withdrawn.

2011: Application to fell one Sycamore (Acer pseudoplatanus) (Part of Group G2) on eastern perimeter of garden and plant a replacement tree. Approved with conditions.

2013: Application to reduce radial spread of crown by up to 2 metres to clear Yew tree (T1), crown thin by up to 10% on the east boundary of group G1 five Sycamore trees of group G1, and reduce radial spread of crown up to 2 metres including the remove of first three secondary branches on the West boundary of group G1 to two Sycamore trees of group G1.

2014: Application for consent under Worthing Tree Preservation Order No. 30 of 1994 to remove overhanging limb on Eastside of crown of one Sycamore tree of group G3.

2018: Application for consent under Worthing Tree Preservation Order No. 30 of 1994 to fell one Sycamore part of G1.

2019: Application for consent under Worthing Tree Preservation Order No. 30 of 1994 to fell group of 5 Sycamore trees, part of G1 to the eastern boundary, fell 2 Sycamore trees, part of G2 and fell 1 Sycamore tree, part of G1 to the western boundary. Appeal Lodged 2019.

2020: Application for consent under Worthing Tree Preservation Order No. 30 of 1994 to re-pollard to original points one Sycamore tree of group G1.

2020: Application for consent under Worthing Tree Preservation Order No.30 of 1994 to reduce crown height and radial spread by up to 3 metres and crown lift up to 5 metres two Sycamore trees of group G2; and to fell and replace 1 Sycamore of group G3.

Planning Assessment

The trees are ten tall large mature Sycamores, five to the southeast of the main building, three to the Southwest, one to its Northwest side, and one growing in the centre of the lawn area of the rear garden. The trees are prominent to the area, and can be seen from many views, including the public pavement of Ham Road.

The trees are:

<u>Sycamore trees x5 of group G1</u>
This group of 5 trees is growing on land between the garage block and the main building, close to the boundary wall. The trees have curved slender stems supporting high crowns. The stems divide from 4 metres and become mostly multi-stemmed/have crown breaks at 8 metres. The trees are a cohesive group within the larger group of G1. The trees have a dense combined crown that is slightly wider spread. These trees are clearly visible from Ham Road to the East.

The proposed works are to reduce radial spread by up to 2 metres and crown thin 20% all five Sycamore of G1 (to south of garages), The works are to contain the spread of the trees, and to allow more light and air to pass through the groups combined crown.

Sycamore tree T2 of group G1.
The Sycamore trees T2 T3 and T4 are a line of trees that run from the entrance access from Navarino Road, to the near the Southwest corner of the main building. The tree T2 is at the southern end and is the largest and oldest of the three. The tree has a large diameter single stem to 3 metres where it then divides into several stems and arching laterals. The main crown is dense and wide spread with several over extended laterals, particularly to the East and Southeast.

The proposed works are to reduce radial spread by up to 4 metres and crown thin 20%. The works are to contain the spread of the tree and allow more light and air to pass through the crown.

Sycamore tree T3 of group G1
This is the middle tree and the smallest and youngest of the three. The tree has a slender single stem that persists to within 1 to 2 metres of the top of the crown. The main crown is dense and mostly compact with some slightly over extended laterals.

The proposed works are to crown thin 10 -15% to allow more light and air to pass through the crown.

Sycamore tree T4 of group G1.
This tree is to the Northern end of the three, closest to the main building. The tree has slender single stem to 2 metres where it then divides into two main scaffold stems that support the mostly narrow and compact crown.

The proposed works are to reduce radial spread by up to 1.5 metres and crown thin 15%. The works are to contain the spread of the tree and allow more light and air to pass through the crown.

Sycamore tree T5 of group G1.
The Sycamore tree T5 of group G1 is a single tree, on the Western side of the site, towards the northwest side of the main building. The tree has a large diameter single stem to 1 metre, where it then divides into two, each dividing again from 2.25 metres. The stems are mostly upright dividing again at 6 to 7 metres, forming a dense dome shaped crown. The tree has a large pruning wound on the east side that had a fruiting body on it believed to be Polyporus squamosus (dryad's saddle). In this case it would appear that the fungi had infected containerised dead wood, where a previous limb has been removed. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread by up to 2 metres crown lift up to 5 metres and crown thin 20%. The works are to contain the spread of the tree and allow access beneath and more light and air to pass through the crown.

Sycamore T6 of group G3
The Sycamore tree T6 of group G3 is the largest and oldest of the four trees, and growing in the centre of the rear lawn. The tree has twin stems that are close, but emerge separately from ground level. Both stems begin to divide from 1 metre and divide several more times toward the top of the crown. The main crown is dense and wide spread with some slightly over extended lower hanging secondary laterals.

The proposed works are to reduce radial spread by up to 2 metres and crown thin 20%. The works are to contain the spread of the tree and allow more light and air to pass through the crown.

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: 11/10/2023

Authorised by: PB Date: 11/10/23