Development Management – Delegated Officer Report **Date; 18/10/2024**

Application Number	**AWDM/1082/24**
Address	**Little Flixton 36 Poulters Lane Worthing West Sussex BN14 7SU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.22 of 1994 to reduce or remove low Eastern limb one Sycamore tree T2.**

Date of site visit: 10/10/24

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

Proposal, Site and Surroundings

The application refers to a large mature Sycamore located in the Northeast corner of the rear garden Road. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce or remove low Eastern limb.

The reasons for the works are primarily in the interests of light issues and amenity value.

Consultations: None.

Representations: One representation from a nearby neighbour suggesting more extensive works are carried out.

Relevant Planning History

1997: Worthing Tree Preservation order Number 65 of 1997 confirmed on 26/11/97.

2000: Application for consent under Worthing Tree Preservation Order No. 65 of 1997 to remove the two lowest branches growing towards the property and clean out the crown by the removal of abrading branches and dead wood

2014: Application for consent under Worthing Tree Preservation Order No. 65 of 1997 to crown lift up to 5 metres, reduce radial spread by up to 0.5 to 2 metres on lower section of crown of one Monterey Cypress tree T1 of Group G1. Fell one Monterey Cypress tree T2 of Group G1, reduce in radial spread and height by up to 1 to 1.5 metres two Holly trees of group G1 and to crown lift up to 4 metres and remove two lowest branches on east side, one Sycamore tree T7

Planning Assessment

The tree is a large mature Sycamore growing in the Northeast corner of the rear garden adjacent to the rear gardens of 2 Offington Drive and 34 Poulters Lane. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 2 metres, where it then divides into several, with a cluster of 3 to 4 main central stems that each remain mostly upright and persist to within 3 to 4 metres of the top. The outer stems arch outward, achieve a lower height in the crown and support the lower hanging and wider spread limbs. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce or remove low Eastern limb, to contain the spread to the East of the tree. However there does not appear to be a identifiable “Eastern Limb” only a main secondary stem to the East, the removal of which would result in an excessively large pruning wound low on the tree. Insufficient information has been provided to determine the extent of a reduction, therefore the application is recommended to be refused.

Recommendation

REFUSE for the reason(s):-

1. The Sycamore tree T2 is a prominent and established feature, which contributes positively to local character and landscape of the area, and the proposed works would disfigure the natural crown form, branch structure, appearance and integrity of the tree. The works are refused with the recommendation that another application is made to carry out more general works of reduction in radial spread (on all aspects) crown lifting and crown thinning.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 18/10/2024

Authorised by: Louise Prew Date: 18/10/2024