Development Management – Delegated Officer Report **Date: 25/10/23**

Application Number	**AWDM/0982/23**
Address	**2 Cleveland Copse Worthing West Sussex BN13 2JX**
Proposal	**Application for consent under Worthing Tree Preservation Order No.9 of 1999 to reduce crown height by up to 1.5 metres, reduce radial spread by up to 1.5 metres, and crown thin 15% Holm Oak T1, reduce crown height by up to 1.5 metres, reduce radial spread by up to 2.5 metres and crown thin 15% Holm Oak T7 and to reduce crown height by up to 1.5 metres, reduce radial spread by up to 3 metres, and crown thin 15% one Holm Oak tree T1 of group G1.**

Date of site visit: 06/10/23

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

Proposal, Site and Surroundings

The application refers to three medium to large sized Holm Oak trees in the rear garden of 2 Cleveland Copse. The trees are part of an established group which are prominent in the street scene and make a significant contribution to the character and visual amenities of Cleveland Copse and Crockhurst Hill (A27).

Consent is sought to reduce crown height by reduce radial spread and crown thin Holm Oak T1, Holm Oak T7 and one Holm Oak tree T1 of group G1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1999: Worthing Tree Preservation order Number 9 of 1999 confirmed on 25/11/99.

2007: Application for consent under Worthing Tree Preservation Order No. 9 of 1999 to reduce crown of Holm Oak tree (T13) by 2 metres on northern side and by 2.8 metres on north-eastern side of crown towards No. 2 Cleveland Close.

2014: Application for consent under Worthing Tree Preservation Order No.9 of 1999 to reduce crown height by up to 2 metres, reduce radial spread of crown by up to 2-3 metres, with a reduction in radial spread of up to 4 metres on the south eastern side, crown thin up to 20% one Holm Oak tree T13 and to reduce crown height by up to 2 metres, reduce radial spread of crown by up to 2 metres, with a reduction in radial spread of up to 3 metres on the south side, crown thin up to 20% one Holm Oak tree T8.

2017: Application under Worthing Tree Preservation Order No. 9 of 1999: radial reduction up to 3m, height reduction up to 1.5m, crown thinning up to 20% of Holm Oak (T7); radial reduction up to 2m, height reduction up to 1m, crown thinning up to 20%, removal of lowest branch (South East aspect) of Holm Oak (T2).

2020: Application for consent under Worthing Tree Preservation Order No. 9 of 1999 to radial reduce up to 3m, height reduction up to 1.5m and crown thin by 20% on one Holm Oak (T7) and lateral reduction up to 2m on northern side to one Holm Oak (T1).

Planning Assessment

The three trees are large mature Holm Oaks growing in the rear garden of 2 Cleveland Copse. T7 is to the north of the property and can be clearly seen from the top end of Cleveland Close. T1 is more visible from Cleveland Copse and the Holm Oak of group G1 from the section of the busy A27 known as Crockhurst Hill. The trees are all prominent to the area, and can be seen from many views.

The trees are:

Holm Oak tree T7
This is a medium sized tree with a single clear stem to 6 metres, where most of the crown breaks. There are several areas of distorted growth and some large right angles within the scaffold limbs: possibly due to historic branch failure. The crown of the tree is dense formed of small secondary branches, where it has been heavily reduced previously.

The proposed works are to reduce crown height by up to 1.5 metres, reduce radial spread by up to 2.5 metres and crown thin 15%. The works are to contain the size and spread of the tree and allow more light and air to pass through the crown.

Holm Oak tree T1
The Holm Oak tree T2 is located toward the northeast corner of the rear garden. The tree is a slightly older and taller tree than T7 with a single eastwardly leaning clear stem to 7 metres. At 7 metres the crown breaks and several large mostly upright scaffold limbs emerge. The main central stem persists to within 2 metres of the top of the crown, in a slightly reduced form. The main crown is dense and wide spread with some slightly over extended laterals toward the north and northwest.

The proposed works are to reduce crown height by up to 1.5 metres, reduce radial spread by up to 2.5 metres and crown thin 15%. The works are to contain the size and spread of the tree and allow more light and air to pass through the crown.

Holm Oak T1 of group G1
This tree is located to the northeast end of the rear garden close to the boundary with the verge of the A27 / Crockhurst Hill. The tree has multiple stems from ground level that each divide from 4 metres forming a broad array. 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 1.5 metres, reduce radial spread by up to 3 metres, and crown thin 15%. The works are to contain the size and 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: 25/10/2023

Authorised by: Gary Peck Date: 25 October 2023