Development Management – Delegated Officer Report **Date; 08/05/2024**

Application Number	**AWDM/0220/24**
Address	**2c Belsize Road Worthing West Sussex BN11 4RG**
Proposal	**Application for consent under Worthing Tree Preservation Order No.11 of 1989 to reduce radial spread to the Southeast by up to 2 metres, and crown lift up to 4 metres Lime T3; to prune to allow clearance to building of up to 2 metres and remove basal growth Lime tree T4; and reduce radial spread to South by up to 2 metres, two Sycamore trees T5 and T6.**

Date of site visit: 18/04/24

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

Proposal, Site and Surroundings

The application refers to two large tall mature lime trees and two smaller mature Sycamores located along the Southern boundary of the complex of residences at the former 2 Belsize Road. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce radial spread to the Southeast and crown lift Lime T3; to prune to allow clearance to building and remove basal growth Lime tree T4; and to reduce radial spread to South two Sycamore trees T5 and T6.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1985: The property is included within Conservation Area VI (Heene), designated by the Council on 31st January 1985

1989: Worthing Tree Preservation order Number 11 of 1989 confirmed on 06/11/89.

2014: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to fell and replace one Leyland Cypress tree of group G1.

2015: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to crown lift up to 6 metres one Sycamore tree T21.

2020: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to crown lift up to 5 metres, reduce to allow clearance to buildings of up to 2 metres and crown thin up to 25% Sycamore trees T5 and T6.

2023: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to reduce crown height and radial spread by up to 2 metres one Sycamore tree T21.

Planning Assessment

The trees are two large mature Limes in the grounds of 2 Belsize Road and two Sycamore in the rear garden of 2c Dove Cottage. The trees are prominent to the area, and can be seen from many views.

The trees are:

Lime T3
This tree is located to the Southwest of the complex within the shared parking area. The tree has two large diameter stems and a central smaller younger stem from near ground level. The West stem persists to 6 metres, the East stem to 8 metres, with both having limbs and foliage from ground level. The tree has a heavy incursion of thick Ivy that extends to 4 to 5 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread to the Southeast by up to 2 metres, and crown lift up to 4 metres The works are to contain the spread of the tree and allow access beneath the crown.

Lime T4
The Lime tree T4 is located slightly further east close to the centre of the block of 1 to 12 Greentrees along the rear garden access path for Dove Cottages. The tree has a large diameter single stem that extends to 6 metres, where it then divides into 3 to 4 main upright stems that each support limbs from 9 to 10 metres. The base of the tree has a dense thicket of basal growth. The main crown is dense and wide spread with some laterals that extend across the roof line of the adjacent building.

The proposed works are to prune to allow clearance to building of Greentrees by up to 2 metres and remove basal growth. The works are to contain the spread of the tree, abate possible future nuisance and to allow access beneath and closer to the trunk of the tree.

Sycamore T5
This tree is single stemmed to 2 metres where it then becomes twin, stems gradually divide into multiple stems at several stages, as the tree gets higher. The tree is slightly suppressed by the neighbouring Sycamore T6. The main crown is compact, but has some arching secondary branches that extend towards the neighbouring building to the South.

Sycamore T6
The Sycamore tree T6 is located slightly further East and is the larger of the two. The tree has a single stem to 2 metres, where it divides into 3 main stems that each divide into clusters of smaller upright stems from 5 metres. The main crown is moderately dense and wide spread with some slightly over extended laterals.

The proposed works for both trees are to reduce radial spread to South by up to 2 metres. The works are to contain the spread of the trees' combined crowns.

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 Heene 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: 08/05/2024

Authorised by: Jo Morin Date: 09.05.2024