Development Management – Delegated Officer Report **Date; 15/02/24**

Application Number	**AWDM/1723/23**
Address	**1 Glebe Road Worthing West Sussex BN14 7PF**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Silver Birch tree T1 in the West Tarring Conservation Area.**

Date of site visit: 20/12/23

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

Proposal, Site and Surroundings

The application refers to a large mature Silver Birch tree located near the Southwest corner of the front garden close to the boundary wall. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the West Tarring Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1975: The property is included within Conservation Area No.1 (West Tarring) designated by the Council on 6th March 1975.

Planning Assessment

The tree is a large mature Silver Birch growing in the front garden close to the junction of Church Road, and High Street Tarring. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem to 8 metres, where it then divides into two, with each having been unsympathetically reduced at 9 metres, leaving “stump ends” in the centre of the crown. There are many ascending secondary stems from 2 metres, some of which form the highest parts of the crown. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree, due to its proximity to the two boundary walls. This would not normally be a sufficient reason for the felling of a tree, however this Silver Birch also has severe cavities that appear to be linked around the base, and due to damage or unauthorised works a poor form. Given the above and that the species is not of any particular merit I consider that the tree, although contributing to the area, falls short of being considered worthy of a Tree Preservation Order.

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 West Tarring Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/02/2024

Authorised by: Gary Peck Date: 15 February 2024