Development Management – Delegated Officer Report **Date; 26/02/2025**

Application Number	**AWDM/1620/24**
Address	**16 Shaftesbury Avenue Worthing West Sussex BN12 4EQ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Apple tree in the Shaftesbury Conservation Area.**

Date of site visit: 06/02/25

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

Proposal, Site and Surroundings

The application refers to a medium sized mature Apple tree located near the centre of the northern boundary of the rear garden Road. The tree is a part of the local landscape and makes a limited contribution to the character and visual amenities of the Shaftesbury Conservation Area.

Consent is sought to fell and replace one Apple 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

1997: The property is included within the Shaftesbury Avenue Conservation Area XIX designated by the Council on 29th April 1997.

Planning Assessment

The tree is a medium sized mature Apple growing in the rear garden. Due to having no public views, it makes a minimum contribution to the Shaftesbury Conservation Area.

The tree has a gnarled curved single stem to 1.8 metres, where it then divides into two large upright stems with included bark. The two stems have been previously pollarded, with two large clusters of stems that each divide several times to the top. The tree has several dead limbs and areas of damage on the main stem. The main crown is dense and widespread.

The proposed works are to fell and replace the tree, with up to 3 other trees. The works are due to its poor condition and low fruit production.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the area will be compensated with the provision of up to 3 replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date:26/02/2025

Authorised by: Jo Morin Date: 26.02.2025