Development Management – Delegated Officer Report **Date; 25/09/2024**

Application Number **AWDM/0984/24**

Address **28a Mill Road Worthing West Sussex BN11 5DR**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Ash tree T1 in the Mill Road Conservation Area.**

Date of site visit: 08/08/24

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

Proposal, Site and Surroundings

The application refers to a medium early mature Ash tree located near the centre of the Eastern boundary. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Mill Road 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: None.

Representations: None received.

Relevant Planning History

1988: The property is included within Conservation Area VIII (Mill Road) designated by the Council on 20th December 1988.

2002: Application to fell one Yew tree adjacent to property (part of Group G1).

2013: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Conifer Tree in Southeast Corner of front Garden in the Mill Road Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height by 1.5 metres and lateral canopy reduction of 2 metres to one Ash tree.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to lateral prune to clear the fabric of the building by 2m and lateral prune to source 1 x 75mm diameter limb at 1.8m heading over the fence post one Ash tree T1.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to lateral prune to source the stem sections overhanging the parking bay one Bay tree SH1. Lateral prune to source/suitable growth points subordinate branches over the parking bay one Western Red Cedar T2. Lateral prune to source 2 x subordinate branches hanging/resting on the garage roof one Griselinia Littoralis in the rear garden T3.

Planning Assessment

The tree is a tall early mature Ash growing in a narrow border between the access driveway and the low boundary fence line shared with 26 Mill Road. The tree can be seen from the public pavement.

The tree has a single stem to 4 metres, where it then divides into several tightly forked upright slender stems that mostly persist to the top. The Northeast side of the crown is defoliated. The main crown is compact and mostly sparse with a slightly denser section in the upper crown to the Southwest.

The proposed works are to fell and replace the tree, as it appears to be in decline.

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 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: 25/09/2024

Authorised by: Jo Morin Date: 25.09.2024