Development Management – Delegated Officer Report **Date; 26/06/2025**

Application Number	**AWDM/0580/25**
Address	**2 The Quashetts Worthing West Sussex BN14 9AD**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Ash tree T1 in the Broadwater Conservation Area.**

Date of site visit: 20/05/25

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

Proposal, Site and Surroundings

The application refers to a large early mature Ash tree located between the Workshop of A J Motors the Quashetts and the rear of the garage compound of East Court Broadwater Street East. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Broadwater Conservation Area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests of safety and abating nuisance.

Consultations: None

Representations: One representation from a nearby neighbour in objection stating that is a mature Ash tree that does not have Ash die back disease and does provide screening to the industrial buildings in the Quashetts.

Relevant Planning History

1975: The property is included within Conservation Area II (Broadwater), designated by the Council on 6th March 1975.

Planning Assessment

The tree is a large early mature growing in the grounds to the Northwest of the Workshop, directly adjacent to the rear wall of the garages of East Court. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem to 0.75 metres, where it divides into two; a main upright which was reduced at 3 metres, early in the tree's development, and an angled outward smaller side stem that persists to 6 metres. The main crown is dense and wide spread with some slightly over extended laterals to the south.

The proposed works are to fell and replace the tree. The works are to address alleged damage to adjacent buildings. Although no evidence of damage has been supplied it is considered that the

location of the tree and its proximity to adjacent buildings to the North, East and West, make its retention unsustainable and the tree unsuitable for 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 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?

Yes the representation requests the tree be retained as it is a disease free early mature Ash of some stature, one of few in the direct area and provides a visual amenity. However due to the tree's location it is not considered worthy of a Tree Preservation Order, and to do so is unlikely to be upheld by an appeal if made to the Planning Inspectorate.

Case Officer: JDS Date: 26/06/2025

Authorised by: Louise Prew Date: 26/06/2025