Development Management – Delegated Officer Report **Date; 01/09/2025**

Application Number	**AWDM/0810/25**
Address	**58 High Street Worthing West Sussex BN14 7NR**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to west by up to 2 metres Holm Oak trees T1 and T2 in the West Tarring Conservation Area.**

Date of site visit: 10/07/25

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

Proposal, Site and Surroundings

The application refers to two tall early mature Holm Oak trees located to the east of the rear garden of 58 The High Street Tarring, adjacent to the retail building of 69 Rectory Road. The trees are a part of the street scene and make a contribution to the character and visual amenities of the Tarring Conservation Area.

Consent is sought to reduce radial spread to west by up to 2 metres Holm Oak trees T1 and T2.

The reasons for the works are primarily in the interests of 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.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to reduce length of lower branches on the South side by 2.5 metres, East side by 2.5- 3.2 metres and West side by 2 metres one Holm Oak tree T1 in the West Tarring Conservation Area.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres eastern side, two Holm Oak trees T1 & T2 and various mixed species of trees in the West Tarring Conservation Area.

Planning Assessment

The trees are two tall early mature Holm Oaks growing between the rear access path for numbers 44 to 60a High Street Tarring, South of the Garage Compound of Dorset Place and the wall of the adjacent small supermarket in Rectory Road. The trees are prominent to the area, and can be seen from Rectory Road, outside of the Conservation Area.

The trees are:

Holm Oak T1
The Holm Oak tree T2 has a small diameter single stem to 5.5 metres, where it appears to have been lopped or damaged, and 3 to 4 angled outward stems have developed. The stems to the West, extends into the rear gardens of the adjacent properties. A smaller but equally tall side stem emerges from 0.3 metres on the southern side. The main crown is dense and wide spread.

Holm Oak T2
This tree has a single stem to 1 metre, where it then divides into three, with two upright and the third angling to Southeast. All three stems begin to divide from 3 metres, where several long laterals emerge. The main crown is wide spread slightly open, with sections of dense foliage that are intertwined with adjacent trees, and some lower hanging branches.

The proposed works are to reduce radial spread to west by up to 2 metres Holm Oak trees T1 and T2. The works are to contain the spread of the trees and allow more light and air to pass their 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 West Tarring Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 01/09/2025

Authorised by: Jo Morin Date: 01.09.2025