Development Management – Delegated Officer Report **Date; 29/07/2024**

Application Number	**AWDM/0695/24**
Address	**116 Sea Lane Worthing West Sussex BN12 4PU**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1.5 metres, reduce radial spread by up to 0.5 metre Holly T1, reduce radial spread by up to 0.5 metre Yew tree T2, crown lift up to 2 metres Conifer T5, reduce crown height by up to 2.5 metres Conifer T4 and reduce to property boundary WSCC Street tree Pear T3, in the Goring Conservation Area.**

Date of site visit: 18/07/24

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

Proposal, Site and Surroundings

The application refers to four small to medium sized early mature trees: one Holly 1 Yew and two Conifers; and a slightly older larger West Sussex County Council Street Pear tree. The trees are along the Northern and Eastern boundaries of the property and are a prominent part of the street scene and make a contribution to the character and visual amenities of the Goring Conservation Area.

Consent is sought to reduce crown height and radial spread Holly T1, reduce radial spread Yew tree T2, crown lift Conifer T4, reduce crown height Conifer T5 and reduce to property boundary WSCC Street tree Pear T3,

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

1989: Goring Conservation Area IX confirmed on 25/04/1989.

1997: Worthing Tree Preservation Order No.72 of 1997 confirmed 24/11/1997

1998: Application under Worthing Tree Preservation Order No 72/1997 to fell one Sycamore (Acer Pseudoplatanus) (T1): 116 Sea Lane

2011: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cypress tree in the Goring Conservation Area.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cypress tree in the Goring Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by 3.5 to 4 metres, crown lift up to 4 metres and reduce overhang over garage by up to 4 metres, one Himalayan Birch Tree in the Goring Conservation Area.

Planning Assessment

The trees are two small closely trimmed trees, Holly T1 and Yew T2, on the Eastern side of the rear garden, two larger more mature Conifers on the Northern of the side garden adjacent to the pavement of Jefferies Lane, and a Street tree in Jefferies Lane close to the Northeast corner of the property. The trees are prominent to the area, and can be seen from many views. The trees are:

Holly T1
This tree has a single stem to 1.2 metres, where it then divides into a cluster of small tightly forked upright stems that mostly persist to the top. The tree has been maintained with a conical shape. The main crown is dense and mostly compact.

The proposed works are to reduce crown height by up to 1.5 metres, reduce radial spread by up to 0.5 metre. The works are to contain the size and spread of the tree and maintain its topiared shape.

Yew T2
The Yew tree T2 has multiple stems from ground level, that each mostly persist to the top. The stems form an upright array with some gaps and separate spires. The main crown is moderately dense and wide spread.

The proposed works are to reduce radial spread by up to 0.5 metre Yew tree T2, to contain the spread and reshape the tree crown.

Pear T3
This tree is a West Sussex County Council Street tree located on the pavement of Jefferies Lane. The tree has a straight single stem that is clear to where it begins to divide at 2 metres. The main central stem divides into three scaffold stems that each angle slightly outward and support branches from 3 metres and dividing again from 4 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread to the property boundary (up to 1 metre). The works are to contain the spread of the tree.

Conifer T4
The Conifer T4 is the larger and taller of the two bright foliaged Conifer trees. The tree has a weeping form with a single stem that persists to within 1 metre of the top. The main crown is dense and wide spread with some slightly wider laterals.

The proposed works are to reduce crown height by up to 2.5 metres to contain the size of the tree.

Conifer T5
The Conifer T4 has bright foliage and is of a standard form and located closest to the public pavement. The tree has several stems from a common source with a main central stem that extends to 2 metres, where it then divides into several. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to crown lift up to 2 metres, the North side of the tree, to allow clearance to the public pavement.

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 Goring Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/07/2024

Authorised by: Jo Morin Date: 29.07.2024