Development Management – Delegated Officer Report **Date; 13/02/2025**

Application Number	**AWDM/1652/24**
Address	**85 Sea Lane Worthing West Sussex BN12 4QD**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to pollard at 2.5 metres one Norway Maple T1 in the Goring Conservation Area.**

Date of site visit: 16/01/25

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

Proposal, Site and Surroundings

The application refers to a small to medium sized early mature Norway Maple located near the centre of the Southern Boundary of the side garden, adjacent to number 83 Sea Lane. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the Goring Conservation Area.

Consent is sought to pollard one Norway Maple T1.

The reasons for the works are primarily in the interests of abating nuisance, light issues and amenity value.

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

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

1993: Worthing Tree Preservation order Number 4 of 1993 confirmed on 23/04/1993.

2003: Worthing Tree Preservation order Number 39 of 2003 confirmed on 26/11/2003

2003: Application for consent under Worthing Tree Preservation Order No. 39 of 2003 for crown reduction of two Holm Oaks within Group G1.

2004: Application under Worthing Tree Preservation Order No.39 of 2003 for a crown reduction by up to 2 metres and an associated crown thin by up to 15% of one Holm Oak (G1)

2011: Application for consent under Worthing Tree Preservation Order No. 39 of 2003 to crown reduce by 2 metres one Holm Oak tree (Part of Group G1) on eastern boundary over the public highway, Sea Lane

2019: Application for consent under Worthing Tree Preservation Order No. 39 of 2003 to reduce stem by 4.5m and associated works, and install static bracing to one Holm Oak tree of group G1.

Planning Assessment

The tree is a small immature growing in the side garden to the South of the main house, where it has minimal public views.

The tree has a single stem to 2.25 metres where it then divides into several stems that have each been pollarded at 6 metres. The resulting re-growth are clusters of tall slender upright stems. The main crown is dense and widespread with some slightly over extended laterals.

The proposed works are to initiate a new pollard at 2.5 metres, slightly above where the main stem divides. The works are to create a smaller more compact tree, allow more light to pass the crown and to abate possible future nuisance to the neighbouring building.

These works in my opinion would be relatively large in relation to the overall size, spread and crown form of the tree and would affect its appearance, however as the tree is mostly obscured from public view, the works will have a minimal effect on the tree's amenity value, and its 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:13/02/2025

Authorised by: Jo Morin Date: 13.02.2025