Development Management – Delegated Officer Report **Date; 15/04/2025**

Application Number	**AWDM/0252/25**
Address	**60 High Street Worthing West Sussex BN14 7NR**
Proposal	**Proposal 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.**

Date of site visit: 25/03/25

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

Proposal, Site and Surroundings

The application refers to three tall early mature trees; two Holm Oak and one Horse Chestnut located to the east of the rear garden of 60 The High Street Tarring, adjacent to the retail building of 69 Rectory Road and smaller trees including Hawthorn, Horse Chestnut and Ash. 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 crown lift to clear building two Holm Oak trees T1 & T2 one large Horse Chestnut and various mixed species of trees.

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

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 lower branches on the East and West sides by 1.5 metres of two Holm Oak trees T1 & T2 in the West Tarring Conservation Area.

Planning Assessment

The trees are tall early matures 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:

Horse Chestnut
The Horse Chestnut tree is located at the Northern end of the group and has a single stem to 1.5 metres, where it begins to divide into heavy slightly distorted secondary stems, each dividing again from 2 metres. The main crown is dense and widespread with some slightly over extended laterals.

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 are longest to the East, extending widely over the roof of the adjacent building. A much smaller but equally tall side stem emerges from 0.3 metres on the southern side. The main crown is dense and widespread with an overbalance to the East.

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 widespread slightly open, with sections of dense foliage that are intertwined with adjacent trees, and some lower hanging branches.

Holm Oak
The furthest south of the Holm trees has a small diameter single stem to 2 metres, where it then divides into two with a small upright lateral that emerges between the two main scaffold stems. The two larger stems divide from 5 to 6 metres, with most of the crown extending eastward. The main crown is dense in clusters, intertwined with adjacent trees, widespread and overbalanced to the east and Southeast.

Mixed species trees
These are smaller younger trees to the south of the larger specimens, that have a lesser effect on the building and yard of 69 Rectory Road. The trees include Ash Hawthorn and a smaller Horse Chestnut, that are mostly single stemmed to 2 metres, with multiple secondary stems that form crowns that are dense and widespread with some slightly over extended laterals.

The proposed works are to crown lift up to 4 metres eastern side, two Holm Oak trees T1 & T2 and various mixed species of trees. The works are to contain the spread of the trees, abate nuisance and allow clearance to the roof of the adjacent building.

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:15/04/2025

Authorised by: Jo Morin Date: 15.04.2025