Development Management – Delegated Officer Report **Date; 16/09/2025**

Application Number	**AWDM/0898/25**
Address	**Moonraker 20 Gorse Lane Worthing West Sussex BN13 3BX**
Proposal	**Application for consent under Worthing Tree Preservation Order No.5 of 1991 to fell and replace 17 diseased Ash trees of group A1.**

Date of site visit: 06/08/25

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

Proposal, Site and Surroundings

The application refers to seven large tall Ash trees located on a steep bank between properties in Gorse Lane and the carriage Way of Bost Hill. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace 17 diseased Ash trees of group A1.

The reasons for the works are primarily in the interests of safety and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1991: Worthing Tree Preservation order Number 5 of 1991 confirmed on 20/01/1992.

2011: Application for consent under Worthing Tree Preservation Order No. 5/1991 to crown lift to 7 metres and crown thin upper crown density by 20% and clean out the crown of 5 Ash trees in rear garden (part of Area A1)

Planning Assessment

The trees are large mature Ash growing in land to the East of the rear garden adjacent to the carriage way of Bost Hill. The trees are prominent to the semi-rural area, and can be seen from many views, including the Public Open Space of The Gallops.

The trees are mostly slender single stems, which begin to divide from 8 metres into high relatively compact crowns. Many of the trees have been in either poor condition or dead for more than a season.

The proposed works are to fell and replace 17 trees that have been confirmed as suffering from Ash Dieback. The works are to contain the spread of the disease and for public safety.

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 replacement trees.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the 17 Ash trees of area A1 as identified on the applicants plan, and their replacements shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

3. If within five years following replanting, any of the replacement trees die or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/09/2025

Authorised by: PB Date: 16/9/25