Development Management – Delegated Officer Report **Date; 02/07/2025**

Application Number	**AWDM/0587/25**
Address	**Silver Birches 2c Lansdown Road Worthing West Sussex BN11 4LY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height up to 1 metre, reduce radial spread up to 1.5 metres, prune to clear cables, and crown lift up to 2.5 to 3 metres one Turkey Oak tree T1 in the Heene Road Conservation Area.**

Date of site visit: 28/05/25

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

Proposal, Site and Surroundings

The application refers to a medium sized immature Oak located near the centre of the front drive / garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce crown height and radial spread, prune to clear cables, and crown lift.

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

1985: The property is included within Conservation Area VI (Heene), designated by the council on 31st January 1985.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread back to boundary / by up to 1.5 metres, reducing tertiary branches only, Bay tree T1 in the Heene Conservation Area. (Amended description)

Planning Assessment

The tree is a young tall Turkey Oak growing in a small tree pit in the centre of the hard standing at the front of the new building. The tree is prominent to the area and can be seen from many views.

The Oak tree T1 has a single stem to 2.5 metres, where it divides into two, with the main central stem continuing upright and the secondary stem arching outward to the Northeast. Both stems mostly persist to within 2 metres of the slightly feathered top. The first laterals emerge from 3 metres. The main crown is dense and widespread with an imbalance to the north and northeast.

The proposed works are to reduce crown height up to 1 metre, reduce radial spread up to 1.5 metres, prune to clear cables, and crown lift up to 2.5 to 3 metres. The works are to contain the size and spread of the tree, abate possible future nuisance and allow access beneath the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Heene Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 02/07/2025

Authorised by: Jo Morin Date: 03.07.2025