Development Management – Delegated Officer Report **Date; 05/12/2025**

Application Number	**AWDM/1092/25**
Address	**54 Ashacre Lane Worthing West Sussex BN13 2DE**
Proposal	**Application for consent under Worthing Tree Preservation Order No.10 of 1992 to fell and replace one Leylandii tree T1 of group G1.**

Date of site visit: 16/10/25

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 mature Lawson Cypress located at the eastern end of group G1, adjacent to the vehicular entrance from Ashacre Lane. The tree was a prominent part of the street scene and made a contribution to the character and visual amenities of the Salvington Conservation Area.

Consent is sought to fell and replace the tree.

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

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

Representations: None received.

Relevant Planning History

1992: Worthing Tree Preservation order Number 10 of 1992 confirmed on 01/12/1992.

1993: Application to fell one Azara tree T5 subject to Worthing Tree Preservation Order 10/1992

1993: Application to lop diseased and dead main trunks of Azara (subject to Worthing Tree Preservation Order 10/1992)

1997: The property is included within the Salvington Conservation Area XVI designated by the Council on 29th April 1997.

1997: Application under Worthing Tree No.10/1992 to crown lift to two metres, by removal of the two branches, one on the east side of the tree (previously cut back) and the other low on the west side; both to be removed

2005: Application for consent under Worthing Tree Preservation Order 10/1992 to remove one secondary branch on the southeast side of one Indian Bean Tree (T4)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres, crown thin 10% and reduce radial spread by up to 2.5 metres, on one Oak tree in the Salvington Conservation Area.

2020: Application for consent under Worthing Tree Preservation Order No.10 of 1992 to fell one Lawson Cypress of group G1 due to dangerous roots, and replace with a suitable tree.

Planning Assessment

The tree is a medium to large mature growing in the front garden adjacent to the public pavement of Ashacre Lane. The tree is part of group G1, which is prominent to the area, and can be seen from many views.

The tree has a single stem that persists to the top. The first laterals emerge from 1.5 metres.
The main crown is dense and compact and appears to have been dead for more than a season.

The proposed works are to fell and replace the tree.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the Lawson Cypress T1, and its replacement 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, the replacement tree dies or becomes 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: 05/12/2025

Authorised by: Jo Morin Date: 05.12.2025