Development Management – Delegated Officer Report **Date; 12/03/24**

Application Number	**AWDM/0059/24**
Address	**14 Ambrose Place Worthing West Sussex BN11 1PZ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Conifer tree T6 and one Cordyline T8 in the Chapel Road Conservation Area.**

Date of site visit: 12/01/24

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

Proposal, Site and Surroundings

The application refers to a large mature Leyland Cypress located near the Southwest corner close to the small garden building, and a smaller younger Cordyline, or Palm tree, growing close to the Eastern boundary of the separate garden. The trees are both part of the street scene and make a contribution to the character and visual amenities of the Chapel Road Conservation Area.

Consent is sought to fell and replace Conifer tree T6 and Cordyline T8.

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

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

Representations: One representation received from a nearby neighbour in support of the works.

Relevant Planning History

1977: Worthing Tree Preservation order Number 77 of 1977 confirmed on 10/02/1978.

2000: The property is included within Conservation Area Chapel Road (XXIV) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

2010: Application for consent under Worthing Tree Preservation Order No 7 of 1977 to crown reduce one Cherry by approximately one-third and restore shape and balance, to crown thin one Lime to reduce crown density, and to trim back branches to west side of row of Holly trees over Field Row footpath by approximately one metre, and restore shape.

2024: Application for consent under Worthing Tree Preservation Order No.7 of 1977 to reduce crown height and radial spread by up to 5 metres Lime tree T2; reduce crown height and radial spread by up to 3 metres Prunus tree T1; reduce crown height by up to 4 metres Holly trees T2 and T5 of group G2; to reduce crown height by up to 5 metres Holly trees T3 and T4 of group G2; and to fell and replace one Cupressus T6 of G1.

Planning Assessment
The trees are a small Cordyline and a large mature Cypress growing in the detached front garden of

14 Ambrose Place. The trees are prominent to the area, and can be seen from many views. the trees are:

ConiferT7
This tree is located toward the Southwest of the garden adjacent to the protected Cupressus tree of group G1 of Worthing Tree Preservation Order No.7 of 1977. The tree is the smaller of the two, with a narrower stem and fewer uprights. The two trees have similar growth patterns with multiple slender stems that mostly persist to the top.

The proposed works are to fell and replace the Conifer tree T6. The tree is a reasonable specimen which would have been present at the time that the other Cypress tree was made part of a TPO. It is not considered that the two trees make a cohesive pair and it is accepted that removal of this tree would make the area more open. Therefore as the TPO tree is recommended to remain, an additional TPO for this tree is not considered supportable and consent to fell and replace can be given.

Cordyline T8
The Palm tree marked as T8 on the applicant's plan is growing approximately 2 metres from the Eastern boundary, in the Southeast of the garden. The tree has a slender single stem that divides at 3 metres and is clear to 5 metres, where the sword shaped leaves emerge. The main crown is narrow and high.

The proposed works are to fell and replace the Cordyline tree T8. This is a relatively small tree that although attractive is unlikely to be considered worthy of a Tree Preservation Order due to its size and species, therefore it is recommended that consent is given.

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 two replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 12/03/2024

Authorised by: Louise Prew Date: 15/03/2024