**Development Management – Delegated Officer Report** **Date; 23/01/2025**

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| **Application Number** | **AWDM/1334/24** |
| **Address** | **Little Orchards Jefferies Lane Worthing West Sussex BN12 4PS** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 0.5 to 1 metre two Bay trees T2 & T3 one Pittasporam T4 and one Magnolia tree T1 in the Goring Conservation Area.** |

**Date of site visit:** 16/01/25

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

**Proposal, Site and Surroundings**

The application refers to four small early mature trees; two located near the Eastern boundary of the rear garden, and two along the boundary with Jefferies Lane in the front garden. The trees have varying prominence to the street scene and to the character and visual amenities of the Goring Conservation Area.

Consent is sought to reduce crown height and radial spread two Bay trees T2 & T3, one Pittasporam T4 and one Magnolia tree T1 in the Goring Conservation Area.

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

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

**Representations:** None received.

**Relevant Planning History**

1997: The property is included within The Goring Conservation Area (IX) designated by the Council on 25th April 1989.

2004: Worthing Tree Preservation order Number 4 of 2004 confirmed on 24/08/2004.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 to 2.5 metres three Bay trees, reduce in height by up to 2 metres one Pittosporum and one Laurel, reduce radial spread by up to 2 metres and reduce crown height by up to 2 metres one Sycamore, and remove one large limb on the eastside of one Prunus tree in the Goring Conservation Area

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce to 4.5 metres and associated works one Cherry tree T1, to crown lift up to 4 metres and crown thin 15% one Sycamore tree T2, to reduce radial spread on selected branches by up to 2.5 metres one Liquidambar T3 and to reduce crown height by up to 2 metres one Magnolia tree T4 in the Goring Conservation Area.

2017: Application for consent under Worthing Tree Preservation Order No.4 of 2004 to prune to allow clearance to adjacent garage building of up to 2 metres, and remove deadwood on one Cypress tree T1.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 0.5 metres on one Bay tree T1 reduce height by up to 2.5 metres and radial spread by up to 1 metre on one Bay tree T2, to reduce height 50% one Pittosporum and to reduce height and spread by up to 2 metres on group of Bay trees T4 in the Goring Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to trim face straight and top to previous level one Leylandii, reduce height and radial spread on South boundary up to 0.5 metre; to reshape Holly in North West corner of front garden by reducing height 2 metres and radial spread by up to 0.25 metre; and reduce height and spread by 2 metres on 2 no. Bay trees in the South East Corner in the Goring Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1.5 metres, reduce radial spread by up to 0.5 metres two Bay trees; reduce crown height by up to 1 to 1.5 metres row of Leylandii trees; reduce radial spread by up to 2 metres Ornamental tree T3; and to fell and replace one Pittosporum tree in the Goring Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 4 metres, reduce radial spread by up to 1.5 metres, and remove selected lowest east side limb one Lawson Cypress tree T1 and to reduce crown height and radial spread by up to 1.5 metres one Liquidambar tree T2 in the Goring Conservation Area.

**Planning Assessment**

The trees are 2 small immatures growing in the rear garden, and two slightly larger and older trees adjacent to the Northern boundary of the front garden. The Pittosporum T4 and Bay T3 are the most prominent to the area, and can be seen from several views, the Magnolia T1 and Bay T2 trees have less impact on the area. The trees are:

Magnolia T1
This tree has a single stem to 0.3 metre where it then divides into a wide array of upright limbs that each form separate spires, and are widely spread. Some of the stems are over extended, and heavily laden.

Bay T2
The Bay tree T2 is around 7-8 metres tall with multiple stems that develop from 2 metres. The main crown is partially intertwined, with another Bay creating one large wide spreading crown.

Bay T3
The Front Garden trees are small multi stemmed trees/bushes growing in the front garden in a small border between accesses to the front driveway. Both trees are close to the northern boundary wall, and are part of a group of tightly packed trees and shrubs. The Bay tree has two main stems from ground level that are both clear to 2 metres and tightly intertwined with the adjacent Conifer.

Pittosporum T4
This tree is located 1.5 metres East of the Bay T3, and has twin stems from ground level that both divide from 1.5 metres forming an array of tightly forked slender upright stems, with foliage from 1 metre. The main crown is dense and moderately wide spread.

The proposed works for all four trees are to reduce crown height and radial spread by up to 0.5 to 1 metre. The works are to contain the size and spread of the trees.

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 Goring Conservation Area.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date:23/01/2025

Authorised by: Jo Morin Date: 23.01.2025