Development Management – Delegated Officer Report **Date; 10/10/2024**

Application Number	**AWDM/0989/24**
Address	**28a Mill Road Worthing West Sussex BN11 5DR**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres and reduce radial spread by up to 1 to 1.5 metres, one Griselinia tree in the Mill Road Conservation Area.**

Date of site visit: 08/08/24

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

Proposal, Site and Surroundings

The application refers to a small to medium sized early mature Griselinia littoralis located near the centre of the northern boundary wall of the rear garden. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the Mill Road Conservation Area.

Consent is sought to reduce crown and radial spread.

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

1988: The property is included within Conservation Area VIII (Mill Road) designated by the Council on 20th December 1988.

2002: Application to fell one Yew tree adjacent to property (part of Group G1).

2013: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Conifer Tree in Southeast Corner of front Garden in the Mill Road Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height by 1.5 metres and lateral canopy reduction of 2 metres to one Ash tree.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to lateral prune to clear the fabric of the building by 2m and lateral prune to source 1 x 75mm diameter limb at 1.8m heading over the fence post one Ash tree T1.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to lateral prune to source the stem sections overhanging the parking bay one Bay tree SH1. Lateral prune to source/suitable growth points subordinate branches over the parking bay one Western Red

Cedar T2. Lateral prune to source 2 x subordinate branches hanging/resting on the garage roof one Griselinia Littoralis in the rear garden T3.

Planning Assessment

The tree is a small to medium sized immature Griselinia growing in the rear garden adjacent to the boundary with the complex of flats: Dorchester Gardens. The tree is part of the area, and has only limited public views.

Griselinia is often grown as a shrub, and this example appears to be multi-stemmed and has no definable shape to its crown, suggesting it may have been intended as a large bush or shrub. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 2 metres and reduce radial spread by up to 1 to 1.5 metres. The works are to contain the size and spread of the tree, allow access beneath and allow more light and air to pass around 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 Mill Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 10/10/2024

Authorised by: Jo Morin Date: 10.10.2024