Development Management – Delegated Officer Report **Date; 07/06/23**

Application Number	**AWDM/0527/23**
Address	**23 White House Place Worthing West Sussex BN13 2PF**
Proposal	**Application for consent under Worthing Tree Preservation Order No.8 of 1998 to fell and replace one Ash tree T17.**

Date of site visit: 10/05/23

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

Proposal, Site and Surroundings

The application refers to a tall mature Ash tree located on a verge to the south of the entrance of Whitehouse Place. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the 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: None.

Representations: None received.

Relevant Planning History

1998: Worthing Tree Preservation order Number 8 of 1998 confirmed on 14/05/1998.

2003: Application for crown reduction work to group of Black Poplars, removal of overhanging boughs of Conifers and other tree species forming north boundary hedgerow within Group G2. Carry out limited crown reduction and removal of branches (lopping) overhanging adjoining properties to individual trees T17, T18, T19 and within Group G3 on southern boundary.

2008: Application for consent under Worthing Tree Preservation Order no. 8 of 1998 to crown thin by 20% one common Lime (T19).

2014: Application for consent under Worthing Tree Preservation Order No.8 of 1998 to reduce crown height by up to 4-5 metres, reduce radial spread by up to 3 metres, crown lift up to 3-4 metres, one Lime tree T19, and to reduce to clear building by up to 2-3 metres one Horse Chestnut tree T9 and one Sycamore tree T8.

2018: Application for consent under Worthing Tree Preservation Order No. 8 of 1998 to raise canopy to 5m to one Lime tree (T19); reduce longer branches growing towards building by up to 1m to one Yew tree (T18); reduce spread over garage by up to 2m of one Yew (T15) and one Sycamore (T14).

2022: Application for consent under Worthing Tree Preservation Order No.8 of 1998 to reduce from property to allow a clearance of up to 1.5 metres one Yew T10, one Lombardy Poplar T11 & one Ash tree T17, to reduce crown height and radial spread by up to 1.5 metres one Yew tree T18, to reduce crown height by up to 3 metres, and reduce radial spread by up to 2.5 metres Lime tree T19, and to crown lift up to 5.2 metres, Sycamores T8, T12 & T14, Yew trees T13 & T15, and Horse Chestnut T9.

Planning Assessment

The Ash T17 predates the development of White House Place, growing in a small verge to the south of the entrance from Durrington Hill, close to the boundary with the properties Fern Cottage and Elm Bank. The tree is visible from Durrington Hill and parts of the nearby Salvington Conservation Area is prominent to the area, and can be seen from many views.

The tree has a single stem to 3 metres, where it becomes twin stemmed with each persisting to within 2 to 3 metres of the top of the crown. The main crown is mostly compact with some slightly wider spreading laterals. The foliage is slightly sparse with chlorotic small underdeveloped leaves and areas of deadwood. The base of the tree also has some severe damage.

The proposed works are to fell and replace the tree due to poor health.

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 a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the Ash trees T17 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: 07/06/2023

Authorised by: PB Date: 7/6/23