DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION No./ADDRESS

WB/08/105/TPO – College Gardens, Grand Avenue

DATE INSPECTED

21 November 2008

THE SITE AND THE PROPOSAL

The site comprises various two and three-storey blocks of flats developed in the 1960s as an open-plan estate.
The application relates to a total of 8 protected trees along the western boundary of the site adjacent to Grand Avenue. The trees are protected under Tree Preservation Order No. 8, 1982. Consent is sought to carry out various remedial pruning and tidying works, including crown lifting by up to two metres of the three Lime trees, the reduction towards the building of the easterly limb and crown thinning to the Sycamore, and the removal of dead branches in all 8 trees. The reasons for the works are both routine maintenance of the site and safety on the residents' behalf.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 8, 1982 confirmed on 8th March 1983

RELEVANT PLANNING POLICIES

Saved West Sussex Structure Plan 2001 - 2016: Policy CH1

CONSULTATIONS

The Borough Arboriculturist supports the application as made.

REPRESENTATIONS

None

HUMAN RIGHTS

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly, it is considered that it is acceptable in relation to Article 8 and Article 1, respectively.

PLANNING ASSESSMENT

The proposed remedial tree surgery works are minor. They are necessary and expedient to reduce a risk of failure in the most vulnerable of the trees adjacent to the building, particularly the Sycamore, and are acceptable in both extent and location of the works.

Overall, these works would improve the appearance and natural form of the trees and their relationship to the site and adjacent buildings. By reducing the spread of the lower branches on the Sycamore towards the building, the trees would also appear much better on this site, within this open grassed area, thus enhancing their amenity value. The works are therefore welcome in visual amenity terms. Conditional consent, restricting the works to these only, unless otherwise agreed with the LPA in writing, is recommended.

RECOMMENDATION

Grant consent, subject to:

1. Restrict works
2. Time limit – 1 year

IS THE RECOMMENDATION CONTRARY TO LETTER(S OF REPRESENTATION? Yes/No

DELEGATED

Case Officer sign… [redacted] Date: 9th December 2008……..

Authorising Officer [redacted] Date…15·12·08……