DELEGATED APPLICATIONS

PLANNING ASSESSMENT

APPLICATION No/ADDRESS

WB/08/1227/TPO – GlaxoSmithkline, Southdownview Way

DATE INSPECTED

23rd January 2009

PROPOSAL AND THE SITE

The application relates to the long row of protected Holm Oak trees along the northern boundary of GlaxoSmithkline's site, Southdownview Way and to the south of Nos. 76 to 96 and 114 Clarendon Road. The trees - 32 in all - are protected as a group, G2 under the Worthing Tree Preservation Order No. 44 of 1995.

Consent is sought to carry out the following remedial pruning works, within the application site:

(i) Crown lift the low growth on the southern side of the tree line overhanging the security fence and obscuring the CCTV view;

(ii) Reduce the side on the southern side of the tree line by a maximum 20%; and

(iii) To dead-wood the trees.

The reasons for the works are general maintenance. :

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 44 of 1995 confirmed on 12th December 1995

CONSULTATIONS

The Borough Arboriculturist supports the application as made.

REPRESENTATIONS

A letter dated 18th January 2009 has been received from the occupier of 88 Clarendon Road, requesting the reduction of the spread of these Holm Oak trees on their northern side, as they are blocking out light to his rear garden and causing deep shade.

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.

RELEVANT PLANNING POLICIES

Saved West Sussex Structure Plan 2001 – 2016: Policies: CH1

PLANNING ASSESSMENT

The proposed remedial tree surgery works are necessary to provide adequate clearance on the southern side of the tree line over the security fence within the site, adjacent to the northern boundary of the site.

They would not significantly affect the appearance of the trees overall, and are considered to be acceptable in visual amenity terms in relation to the surrounding area.

The letter from the neighbour at 88 Clarendon Road raises no specific objections to the proposed works.

More extensive works to the trees than these specified, such as reduction of the trees on their northern side to reduce their spread over neighbouring properties' gardens, would require consent from the LPA under a separate application.

As submitted, the application is acceptable. Conditional consent is accordingly recommended to be granted, subject to a condition (No.2) that these approved works be carried out within one year from the date of the consent.

RECOMMENDATION

Grant consent, subject to:

1. Restrict works
2. Time limit – 1 year

INFORMATIVES: IN14M; IN14H; IN14O

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

DELEGATED

Case Officer sign… [redacted] Date: 4th February 2009

Authorising Officer [redacted] Date 16.2.09