DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: 11/0229/TPO	Recommendation – Approve Application
Site	Gainsborough Lodge 136 South Farm Road Worthing West Sussex
Proposal:	Application for consent under Worthing Tree Preservation Order No. 1 of 1993 to crown thin by approximately 15-20% and remove crossing and abrading limbs to two Whitebeam trees (Part of G1) in front garden.

Date of Site Visit: 14th April 2011

Neighbours Checked: Y

Additional Neighbours Notified (List Addresses): N

SITE AND SURROUNDINGS & DETAILS OF PROPOSAL

Gainsborough Lodge is a two-storey development of sheltered flats. It lies on the east side of South Farm Road between the junctions of Saxony Road and Northcourt Road with South Farm Road. Within the front garden are two Whitebeam trees forming a small group of trees, G1 under the Worthing Tree Preservation Order No. 1 of 1993.

The application seeks consent to thin the crowns of these Whitebeam trees by approximately 15% - 20% and to remove conflicting limbs, i.e. a clean out.

The reasons for the works are to allow more light to filter through to the front flats in the block and to increase air circulation through the trees.

CONSULTATIONS AND REPRESENTATIONS

The Borough Arboriculturist supports the application as made, subject to the works not being undertaken in spring.

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 refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused outweighs these or that in the public interest the application should be refused. Accordingly it is considered that this decision complies with the Human Rights Act 1998, with regard to Article 8 and Article 1

PLANNING ASSESSMENT

These two Whitebeam trees are a prominent feature within the street scene. They are contemporary with this development of 43 flats, built in 1984.

The proposed crown thinning works and cleaning out would allow more light to filter through the trees to the adjacent front flats in Gainsborough Lodge, without disfiguring or adversely affecting the natural form, branch structure or amenity value of the trees.

Subject to the works being restricted to those specified in this submission, only, unless otherwise agreed in writing with the Local Planning Authority, and carried out in accordance with British Standard BS 3998 (2010) 'Recommendations for Tree Works', the application is considered to be acceptable.

RECOMMENDATION

Approve, subject to the condition(s):

1. Restrict tree works to those specified

Reasons for Recommendation: Not applicable

Is recommendation contrary to letter (s) of representation?

No/Yes/NA

DELEGATED

Case Officer
Sign..... [redacted] .....Date...20th May 2011.....

Authorising Officer
Sign..... [redacted] .....Date...25.5.11.....