Development Management – Delegated Officer Report

Application Number: AWDM/0530/23 Recommendation: Approve

Site: Merriman Grange 102 Warren Road Worthing West Sussex BN14 9QX

Proposal: Date of Site Visit: N/A

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings

This is a development site where planning permission is in place for a new care home.

Wording is as follows:

Approval of Details Reserved by Condition 6 (Landscaping and Biodiversity) of approved application AWDM/1157/21.

"With the exception of any demolition works or works below ground level, no development shall take place until a detailed scheme, based on the submitted landscape plan 809-L-01B (or any other landscape plan approved under condition 22 of this planning permission) and a timetable of landscaping works and aftercare has been submitted to and approved in writing by the Local Planning Authority. The details shall include: a) landscape planting, including species, size and number or planting densities, b) planting medium/backfilling material c) ground surfacing materials: type, colour, texture and finish, d) social areas, including measures to safeguard neighbouring amenities e) a maintenance plan to ensure establishment and aftercare of this detailed scheme of landscaping. These details and timetable shall be adhered to throughout the course of development works. All planting, seeding, turfing, biodiversity enhancement measures and ground surfacing comprised in the approved details of landscaping, shall be carried out in accordance with the timetable thereby approved and any vegetation or biodiversity measures or surfacing which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar type, size & species."

Reason: To safeguard and enhance the character and appearance of the site and its biodiversity value in accordance with policies 13 & 16 of the Worthing Borough Council Core Strategy 2011.

Planning History:

Variation of condition 1 (approved plans) of approved AWDM/0769/20 (Demolition of No's. 106 and 108 and construction of a three and a half storey 82no. bedroom care home (C2 Use) and associated car parking and facilities including works to public

right of way) and condition 21 (Sustainability and Air Quality) (Approved 15 September 2021)

Consultations:

Senior Trees and Landscaping Officer:

Thank you for your email, I consider the landscaping plan to be acceptable and the species and number of trees appropriate for the area. The type and size of trees should provide some instant impact.

Representations: None

Relevant Planning Policies:

BM18 - Biodiversity

Planning Assessment

The following plans and supporting documents were submitted in support of this discharge of conditions application:

- A 'Landscape Maintenance and Management Plan' by 'the Landscape Partnership'.

- Drawings comprising landscape proposals 101D, Hardworks Proposals 201C, Detailed Planting Proposals (4 sheets) 401C, 402B, 403B, 404B.

Comments on the information submitted in relation to each part of the condition are set out below.

Information required	Comments
…a detailed scheme, based on the submitted landscape plan 809-L-01B (or any other landscape plan approved under condition 22 of this planning permission	The plans submitted to discharge the condition are broadly consistent with the originally approved landscaping plan cited in the condition.
… a timetable of landscaping works and aftercare	This is set out in the Landscape Maintenance and Management Plan.
… a) landscape planting, including species, size and number or planting densities	This is set out in the documentation, particularly the Detailed Planting Proposals.This includes gapping-up with three deciduous trees (crows grow to approx 7m) at the north-west boundary with no 110.

	At the south east, a deep undulating belt of mixed native species (including hawthorn, field maple, dogwood and holly), will provide a dense and moderately tall (3-5m) edge, to blend with the rural edge of the public footpath and golf course. This will assist in maintaining visual separation with existing neighbours. Individual field maple trees at the south eastern edge will also reduce existing gaps, as will a purple cherry among larger TPO yew, birch and beech trees at the Warren Road southern frontage.
…b) planting medium/backfilling material	Sufficient detail is provided , reference to topsoil depths and backfill is made on drawing number 404B.
… c) ground surfacing materials: type, colour, texture and finish	Sufficient detail is provided. Reference in particular to hard surfacing is provided on drawing number 201C.
…d) social areas, including measures to safeguard neighbouring amenities	The plans show hard surfaced areas that fulfil the description of Social Areas. There are planting in the form of hedges to all sensitive residential boundaries.
…e) a maintenance plan to ensure establishment and aftercare of this detailed scheme of landscaping	This is set out in the Landscape Management Plan, particularly sections 5 and 6.

The information submitted meets the terms of the condition. The Senior Trees and Landscaping Officer does not object to the condition being discharged.

Recommendation.

Approve details subject to the following informative:

1. This decision confirms that the information submitted meets the requirements of the condition. The condition is partially discharged. You must also adhere to other parts of the condition in implementing the approved development

including the requirement that the details and timetable should be adhered to throughout the course of development works and that planting should be replaced if it dies or is seriously damaged or diseased within a period of 5 years from the completion of development.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Neil Holdsworth Date: 24/08/2023

Authorised by: Stephen Cantwell Date: 25/08/2023