DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION No./ADDRESS: WB/10/0588TPO – Amelia Court, Union Place

DATE OF VISIT: 26th August 2010

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (List Addresses): N/A

SITE AND SURROUNDINGS:

Recently completed development of 66 'assisted living' flats in three blocks (McCarthy & Stone). Partly listed, and within the defined town centre. Within the site are several groups and individual trees which are protected under the Worthing Tree Preservation Order No. 18 of 1995.

PROPOSAL:

To crown lift to 5 metres on south side, towards Amelia Court, four Sycamore trees (T1, T2 and G4), and to prune back stems of five Bay trees (forming Groups G2 and G3) towards Amelia Court. In addition, consent is sought to crown clean, remove epicormic growth and ivy on seven Sycamore and one Ash within Group G1, remove epicormic growth on two Limes (T4 and T5) and to remove two sub-branches on west side, crown lift to 3 metres over the pavement, prune to clear adjacent light column, remove epicormic growth and clean out one Wych Elm (T6).

The reasons for the works are good arboricultural practice and to improve natural lighting to the flats.

RELEVANT PLANNING HISTORY:

Tree Preservation Order No. 18 of 1995 confirmed on 15th August 1995

RELEVANT PLANNING POLICIES AND GOVERNMENT GUIDANCE:

DETR: Tree Preservation Orders: A Guide to the Law and Good Practice
British Standard: BS 3998 (1989) Recommendations for Tree Works

REPRESENTATIONS:

The Borough Arboriculturist supports the application, plus the additional works identified.

HUMAN RIGHTS:

Article 8 of the First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that this 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 with regard to Article 8 and Article 1.

PLANNING ASSESSMENT

The proposed tree works would significantly improve the appearance, natural form and amenity value of the trees concerned in each case, and their group value, which would positively enhance the visual amenities of the area, whilst reducing the shading caused by the trees to a more reasonable level and removing a nuisance to the highway or to adjoining buildings, where necessary.

Subject to a condition restricting the works to those as set out above, unless otherwise agreed in writing with the LPA, and carried out to the British Standard BS 3998 (1989) *"Recommendations for Tree Works"*, this amended application is acceptable in visual amenity terms.

Conditional consent is recommended to be granted on this basis.

RECOMMENDATION:

Grant consent, subject to:

1. Restrict works
2. Time limit – 1 year

REASONS FOR THE RECOMMENDATION:

IS THE RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION: Y/N

DELEGATED

Case Officer sign…[redacted]……Date: 3rd September 2010……..

Authorising Officer s[redacted]……Date: 6·9·2010……

RECOMMENDATION SHEET

Ward: CEN

APPLICATION NO: WB/10/0588/TPO

LOCATION : Amelia Court 1 Union Place Worthing

PROPOSAL :

Application for consent under Worthing Tree Preservation Order No.18 of 1995 to carry out selective remedial works to four Sycamore (T1, T2 and G4) and two Bay (G3) adjacent to northern boundary; to three Bay (G2) adjacent to eastern boundary, to seven Sycamore and one Ash (Part of G1) adjacent to eastern and southern boundaries; and to one Lime (T5) in central part of site and to one Lime (T5) and one Wych Elm (T6) adjacent to southern boundary.

OFFICER : Mr H Barnes-Moss TEL: (01903) 221348

APPLICANT:

McCarthy & Stone
30-38 Emerald House
High Road
Byfleet
Surrey
KT14 7QG

AGENT:

Ian Keen Ltd
Redlands Farm
Redlands Lane
Ewshot
Farnham
Surrey
GU10 5AS

Agent's Tel No:

DATE REGISTERED: 9th July 2010

DATE ADVERTISED: 29th July 2010 DATE ADVERT EXPIRES: 19th August 2010
EXPIRY DATE: 3rd September 2010

NEIGHBOUR NOTIFICATIONS STATUTORY SITE NOTICE SITE NOTICE 5/8/10

Init. Letter : Site notice only
Extra Cons :
Expiry Date :

Date Posted :
Expiry Date :

Date Posted : 26/8/10
Expiry Date :

EARLIEST DATE DECISION POSSIBLE :
TARGET DATE: COMM/DEL DATE: 3/9/10

INITIAL ASSESSMENT : Drawing No: DC/95/0041

RECOMMENDATION :- CONSENT/~~REFUSE/APPROVE~~

PTO

SUBJECT TO/~~ON THE GROUNDS THAT~~ :- (Continued overleaf)

1. Restrict works to revised specification
2. Time limit - 1 year

INFORMATIVES

IN14H
IN140

DELEGATED DECISION CONFIRMED BY DCM BY :

[redacted]

DECISION NOTICE CHECKED BY OFFICER

[redacted]

DATE DESPATCHED BY :

TC
6/9/10