DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/1828: Gatewick, Church Lane, Steyning, BN44 3RS.**

REPRESENTATION AND CONSULTATION RESPONSES:
Steyning Parish Council has stated no objection to this proposal.
No additional representations have been received in respect of this application.

ASSESSMENT:
1. This application refers to a schedule of works to protected trees within the grounds of private residences at Gatwick House. The proposed works have arisen following a full safety survey of the areas carried out by Bernie Harveson, Arboricultural Consultants, on behalf of the applicant.

2. The survey was instigated following a change of ownership of the property and the lack of any significant work to the trees within its grounds by the previous owners. The great majority of trees within the selected areas have been targeted for removal with the applicants considering the tree's condition and proximity of these trees to nearby targets. These works are now required to fulfil their obligations of the applicant to ensure that the trees under their ownership are maintained to a safe and reasonable standard; in respect of the 1957 and 1984 Occupiers' Liability Acts.

3. The number of trees to be felled will certainly influence the wooded nature of the property number, and will inevitably result in some loss of amenity, in places. However, from the submitted supporting information and that gleaned on site it is considered that the works are entirely justified, the works specification reflecting a professional analysis of the condition of trees inspected in accordance with BS 3998 'Tree Work - Recommendations' (2010) and BS 5837 'Trees in relation to design, demolition, and construction - Recommendations' (2012).

4. The replacement planting scheme appears robust and commensurate with the number of trees being lost. As such as the replacement trees grow into maturity over time any loss of amenity to the area should be appropriately compensated for.
appropriately compensated for.

RECOMMENDATION:
Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:
1. TR2 *Time limit, 2 years*
2. TR3 *Treeworks limit (standard)*
3. TR4 *Surgery standards*
TINF1 *Note to applicant.*
TINF2 *Wildlife protection.*

DELEGATED

Authorising Officer sign……ANBU…….. ***Arboricultural Officer (Strategic Planning).***

Date……04 Feb 25…