DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/1417: Doves Place, Coxham Lane, Steyning. BN44 3LG.**

REPRESENTATION AND CONSULTATION RESPONSES:
Steyning Parish Council has stated no objection to this proposal, Subject to confirmation from the HDC Arboriculturist that the tree is diseased, and as this is a TPO covered tree, that details are given of a suitable replacement tree to be planted. Agreed.

No additional representations have been received in respect of this application.

ASSESSMENT:
1. The tree the subject of this application is a mature Beech located in a prominent position in the rear garden of the property. Several trees in the area were formally protected when the previous property at the site was demolished, and the site was re-developed in the 80s. Including the Beech tree, the subject of this application is listed as T4 of TPO/0413.

2. The tree is mature; due to its size, form and central location within the garden, it can readily be seen from the public footpath, that abuts the northern boundary of the property., and it has a good level of public visibility and adds to the character and amenities of the locality.

3. The applicant seeks consent to fell the tree due to concerns with die back in the crown and the presence of tree decay fungi at its base; Meripilus Giganteus has been observed at the base of the tree.

4. The publication Diagnosis of Ill Health in Trees (R.G. Strouts & T.G. Winter 2008) states, "Meripilus Giganteus, the giant polypore, is a common cause of death and/or windblow of mature beech trees. The appearance (in late summer or autumn) of its fruiting bodies at the base of the trunk or over the root spread should be taken as a sign that the tree is probably or soon will become unstable."

5. From the site visit, it was apparent that there were signs of decline in the crown, and the fungal fruiting bodies of Meripilus were visible at several locations around the base of the tree. This species of tree decay fungi can act as a parasite on living trees. It is generally attributed to white rot but can also be attributed also to soft rot of the internal woody structure at the base of the host tree as well as the underside of its roots, it also contributes to crown decline.

6. Given the well-known effect that Meripilus has on beech coupled with the high target nature of the tree's location, with the footpath just a few metres to the north, it would seem that on a balanced judgment, the removal of the tree is justified on safety grounds, and the Council has little option other than to permit its removal.

7. To help compensate for the loss of the tree, a suitably sized replacement will need to be planted in a similar location and this shall be secured by condition.

RECOMMENDATION:
Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:
1. TR2 *Time limit, 2 years*
2. TR7 *Replacement (Single tree)*
TINF1 *Note to applicant.*
TINF2 *Wildlife protection.*

DELEGATED

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

Date……20 Nov 24…