

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/1041: Steyning Grammar Upper School Shooting Field Steyning**

REPRESENTATION AND CONSULTATION RESPONSES:

Steyning Parish Council has stated no objection to this proposal, subject to the considerations of the HDC Arboricultural Officer.

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

ASSESSMENT:

1. The trees the subject of this application are three mature Oak trees situated to the rear of properties Reads Walk Steyning and are protected by Tree Preservation Order reference TPO/0140 served on the 07-09-1971.

2. The selected trees are readily visible with the local street scene due to their size species and form' they are considered to have a good level of public amenity value.

3. The tree have recently been subject to pruning works intended to improve their relationship with the surrounding dwellings. These works have increased the degree of spatial separation between the western extent of the canopy and the adjacent properties and have significantly reduced canopy encroachment over the principal rear garden areas.

4. The previously works approved under DC/25/1793 were limited to reducing lateral spread in order to minimise the overbearing presence of the trees on neighbouring properties to the west. The current application seeks to undertake a further lateral reduction of 3 meters together with a height reduction of up to 4 metres. Following the recent pruning works, the degree of separation between the lower canopy and the adjacent properties is considered reasonable. It is not considered that any meaningful arboricultural justification exists for further lateral reduction works and any additional pruning in this area would be likely to detract from the natural form and amenity value of the trees whilst risking conflict with the principles of good arboricultural practice as defined by BS3998:2010.

5. It is acknowledged that the previous pruning works have left several exposed upright limbs within the upper crown that may be subject to increased wind loading during storm events. Consequently, a modest degree of height reduction appears reasonable in order to better subordinate the upper crown to the previously reduced lateral canopy. However, the proposed reduction of 4 metres is considered excessive and would likely result in the creation of large pruning wounds, truncated branch ends and an artificial crown form that would be detrimental to both the appearance and long-term physiological condition of the trees.

6. On balance, it is considered appropriate to permit only a light height reduction of up to 2 metres. Such works would maintain a natural crown form, align with the extent of the previous pruning operations and retain the significant amenity value of the trees. No further lateral reduction is considered necessary or justified at this time for reasons provided.

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

1. TR2 *Time limit, 2 years*

2. TR3a *Treeworks limit (bespoke)*

The tree work to which this consent relates shall be limited to:

- Reduce the height of the selected Oak trees by no more than 2 metres, pruning back to suitable secondary growth points and retaining a natural crown form. No lateral reduction works are permitted under this consent.

Reason: For the avoidance of doubt and in the interests of safeguarding the health, appearance and public amenity value of the protected trees.

3. TR4 *Surgery standards*

TINF1 *Note to applicant.*

TINF2 *Wildlife protection.*

DELEGATED

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

Date.....04 Apr 18.....