

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: DC/26/0850: 3 Vicarage Close, Colgate, West Sussex, RH12 4BB.

REPRESENTATION AND CONSULTATION RESPONSES:

Colgate Parish Council has provided the following comments on the application:

Colgate Parish Council note the fell of the Leylandii Tree. Colgate Parish Council would refer to the District Council Arborist on surgery to the other trees but would strongly suggest that careful consideration be given to those trees with TPO's and in particular the monkey puzzle tree which is a mature tree. Is the surgery to the monkey puzzle tree necessary when considering the lifespan and length of time these trees take to reach maturity. If the District Arborist is minded to grant permission, then consideration should be given to the timing of the surgery. With the dry weather, the tree may suffer damage if work is taken out and consideration is not considered as to the correct time to undertake the work. Colgate Parish Council are also mindful of the covenants in place at the site and would suggest these are considered before any work is undertaken.

A single representation from the Church Warden of St Saviour's church has been received in respect of this application; they have advised the following:

I am writing as Church Warden for St Saviour's church which is borders this property. I have no objection to the works proposed as the applicant appears to appreciate the importance of the protected trees and while seeking to increase the access, light and air circulation beneath them is also taking into account their long term health, shape and amenity value in an area which has historical significance as a Victorian vicarage garden. I have noted the comments recently made by Colgate Parish Council re timings and covenants. My only concern should the proposed tree works be approved, is that no damage occurs to the roof or fabric of the church, the church boundary wall or to the monuments in the immediate vicinity, especially in view of the fact that the Monkey Puzzle is very close to the west wall of the church. I trust that every care would be taken and in the unfortunate case of damage taking place that this would be made good at no cost to the church, by the applicant or the contractors involved.

ASSESSMENT:

1. The trees subject of this application is located within the rear garden of the applicant's property, which is affected by two separate Tree Preservation Orders. The first, TPO/1136, relates to the mature Copper Beech (T1) identified within that Order. The second, TPO/1156, protects a number of trees within the wider area, including the trees that are the subject of this application, namely T6 (Horse Chestnut), T7 (Monkey Puzzle), and T8A (Lime). As such, the trees proposed for works under this application are afforded statutory protection under TPO/1156.

2. The applicant seeks consent to crown lift all four protected trees at the property to a height of 3 metres above ground level.

3. At present, due to the absence of any substantial recent management following the development of the estate around 25 years ago, the trees have developed relatively broad, low-spreading canopies which collectively dominate parts of the rear garden area. The proposed crown lifting works would increase clearance beneath the canopies and improve the usability of the principal garden area associated with the dwelling.

4. The works would not result in any significant adverse impact on the health, appearance, or wider amenity value of the trees, as no reduction in height or lateral canopy spread is proposed. The pruning is limited in extent and would retain the overall form and contribution of the trees to the landscape.

5. In this respect, the proposed works are considered reasonable and justified, having regard to the current condition of the trees, which appear to be in good overall physiological condition and display good vigour. Coupled with the relationship between the trees and the garden area, the proposed crown lifting is unlikely to materially diminish the amenity benefits that the trees provide, whilst improving the usability of the principal garden area associated with the dwelling.

6. In response to the comments received, it is acknowledged that the Monkey Puzzle is a mature specimen with considerable amenity value. However, the proposed works are limited to crown lifting and do not involve any reduction to the height or overall canopy spread of the tree. The works are therefore unlikely to adversely affect its long-term health, character or contribution to local amenity.

7. With regard to the timing of the works, this is primarily a matter for the applicant and appointed contractor, as it is not possible to condition when the works are undertaken. Nevertheless, any approved works should be undertaken in accordance with good arboricultural practice and at an appropriate time having regard to prevailing site and weather conditions.

8. Concerns regarding potential damage to adjacent property during the undertaking of the works are noted. However, this is a separate matter that would fall to the applicant and contractor to manage during implementation and does not affect the arboricultural merits of the application, still the applicant has been made aware of the need to ensure that the works do not impact the built form of the adjacent Church.

9. As such, it is considered that the proposed works are reasonable and justified and will not cause harm to the character and amenities of the locality.

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

1. TR2 *Time limit, 2 years*

2. TR3 *Treeworks limit (standard)*

2. TR3a *Treeworks limit (bespoke)*

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

- Lift the crowns of trees T1 (Copper Beech) T6 (Horse Chestnut), T7 (Monkey Puzzle), and T8 (Lime) to a height no greater than 3m from ground level at the base of each tree, by removing low lateral branches back to the point of attachment.

3. TR4 *Surgery standards*

TINF1 *Note to applicant.*

TINF2 *Wildlife protection.*

DELEGATED

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

Date.....11 Sep 26...