DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/1261: Everglade House, 2 Panners Drive, West Chiltington Drive.**

REPRESENTATION AND CONSULTATION RESPONSES:
West Chiltington Parish Council has requested that the Tree Officer checks the veracity of the reported condition of the tree.
No additional representations have been received in respect of this application.

ASSESSMENT:
1. The tree the subject of this application is a semi-mature oak located in the rear garden of the applicants' property; it is listed as T9 of TPO/1243 served on 19/10/2004, when the previous single dwelling at the site was demolished, and three new properties were erected under application DC/05/1701.

2. Upon inspection, it was apparent that the tree in question was exhibiting signs of decline, such as reduced vitality, an above-average amount of dieback, standing dead wood co and sporadic leaf development, throughout in the crown. The tree was historically a twin stem specimen, the more southern of the two stems has been removed at some point in the past. Due to the size of the pruning wound and the extent of the decay in the affected area, it would suggest that the stem was removed before the TPO was put in place. Additionally, due to the size of the wound, this may likely be a contributing factor to the tree's current poor condition.

3. Due to the tree's location in the rear garden of the property, the position of the dwelling set back from the main areas of public activity to the north on West Chiltington Road, coupled with substantial roadside shrubs and trees planted as part of the development of the site; it is not possible to the see the tree from West Chiltington Road 105m to the north, nor can it be seen form the designated public footpath 105m to the west. As such the tree given its current condition and limited public visibility, is considered to have a very modest level of localised visual amenity and landscape value.

4. On a balanced judgment it is considered that in this instance, the reasons put forward for the removal of the tree appear reasonable and justified on condition grounds given its location in the garden of a residential property, and the safety concerns associated with its retention as it continues to decline.

5. To help mitigate the loss of the tree a replacement tree (recommend Oak, Hornbeam or Field maple) 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……21 10 2024…