DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/0895: The New Moon PH, High Street, Storrington.**

CONSTRAINT:
TPO/1117 - Confirmed 19/12/01

RELEVANT PREVIOUS HISTORY:

SR/31/01 – Fell x2 Sycamores	- Withdrawn
SR/37/01 – Fell x3 Sycamores	- Consent for x2 trees NOT tree subject of TPO 1117
DC/08/1314 – Fell x1 Sycamore & surgery to 1 Sycamore	Partial consent to prune x1 tree only NOT to fell tree subject of TPO 1117

REPRESENTATION AND CONSULTATION RESPONSES:
Storrington and Sullington Parish Councils have stated wishing to defer to the considerations of the HDC Arboricultural officer.
No other representations have been received in respect of this apclation.

ASSESSMENT:
The application refers to a sycamore tree (Acer pseudoplatanus - T1) situated on the streambank to the rear of the car parking area associated with the public house. The proposal is to fell the tree.

HISTORY:
The tree was made subject of a Tree Preservation Order in 2001 following a notification of intent to fell the tree within the Storrington Conservation Area and a formal request for its protection via the Parish Council.

This tree was recognised as being a comparatively large and visually important specimen of fair form and condition for species and age, but high amenity value, being noticeable particularly from the Old Mill Square area of the village, providing a useful screen to the rear of the retail buildings on the High Street.

CONSIDERATION:
1. The proposed felling of the tree is clearly justified within the submission in two respects. Firstly on the basis of surrounding trees having sufficiently grown over the past 23 years since the TPO assessment was made to provide alternative screening of the rear of the high street buildings. In addition, the applicants wish to improve their trading area to include the riverbank and part of the car park. Nuisance issues of gum (sic: aphid honeydew secretions) and general tree debris (twig, leaf and seed fall) would detract from this aspiration.

2. The tree currently appears of fair health and form for the species. The trees form and size offers good public visual amenity within the urban landscape context when viewed from Old Mill Drive and surrounding area to the East. Historic tree pruning has given a reasonable crown clearance over the adjacent car parking/hardstanding area of the public house.

3. The tree forms the end feature of a belt of trees and understorey vegetation that provide an attractive green corridor/linear landscape feature alongside the River Stor. This linear feature provides continuous landscape linkage through the village between the countryside areas to the North and South. The almost uninterrupted tree canopy cover it affords is only significantly broken by the village High Street (A283) and built environment associated with it.

4. Some vegetation management is periodically undertaken at a lower level along and around the streamside. However, this vegetation height does not obscure the crown of the subject sycamore which has become more visible in the streetscene due to the recent removal of another sycamore circa 10m away on the other side of the watercourse to the East.

5. The potential form of new development alluded to in the form of an extended outdoor seating area and associated access and circulation is not expanded upon with in the submissions. It would appear that there is currently scope to undertake some net decrease in car parking area and increase in garden/outdoor recreational space without the need to place seating beneath the branch spread of the tree. There also potentially exists an option to provide covered seating without the need to significantly harm the tree or require its removal.

6. On balance, the impact on public amenity associated with the loss of a mature tree of visual amenity value in the centre of the village and its associated Conservation Area is not considered to be justified.

RECOMMENDATION:

Refusal, for the following reason.

It is considered that the felling of the tree will result in a distinct loss of amenity to the locality which is unjustified for the reasons put forward.

DELEGATED

Site visit and report undertaken by ANCL – Assistant Arboricultural Officer

Authorising Officer sign…….ANBU……..***Arboricultural Officer (Development).***

Date…15 July 2024…