DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/0028: Red Gables, 1 Chiltington Close, West Chiltington.**

REPRESENTATION AND CONSULTATION RESPONSES:
West Chiltington Parish Council has stated no objection to the proposed surgery works, but they have registered a objection to the felling of T2 this proposal, wishing to defer to the considerations of the HDC Arboricultural Officer.
No representations have been received in respect of this application.

ASSESSMENT:
1. The trees the subject of this application are all oaks, located within the southern boundary of the applicant's property Red Gables, a detached bungalow. The constraint is TPO/0397 served on 20/09/1982 and later confirmed on 14/12/82. The order refers to a high number of trees in the area that were protected before the erection action of the dwellings in Chiltington Close.

2. The principal view of the trees when viewed from within the public domain, is from the north within Chiltington Close, from which the tops of the trees are visible over the roof of the property. In addition, due to a brake in the property line, they can be glimpsed from the east on Common Hill. Due the trees planting density and proximity to each other when in full leaf it would suggest that their crowns coalesce and form the appearance of a continual tree line; the trees in question are readily visible when viewed with the local landscape context, as such they are considered to have a good level of collective visual amenity value.

3. The trees the subject of this application appear to be in a fair condition, they have all been subject to previous surgery works to manage their size and form concerning their location. The most recent works to T1, T2 T3 and T4 were completed in 2016 under application DC/16/2800, and the most recent permitted works stop T5 were completed in 2020 under application DC/20/0035; all the trees have recovered well from the works displaying good bud density and vigour.

4. The proposed surgery works to trees T1, T3, T4, and T5, appear reasonable and justified given their current size and location on the property's southern boundary. If undertaken with care and by following industry best practices, the works should not result in any significant harm to the character and amenities of the locality.

5. Much the same as the other protected trees at the property, T2 has historically been managed for size and form by way of previous surgery works. The applicant seeks consent to fell T2 on the grounds that its removal would – "**allow T1 s, crown to develop more balanced and allow growth away from the development behind."**

6. T2 appears to be in good health, and while it is acknowledged that its removal would create more space for T1. However, due to the way that the trees have grown, in coalescence with each other, it is considered that the removal of the T2 will have a negative impact on the character and amenities of the locality due the significant public visual amenity value of the line of trees, and their contribution to the mature landscape character of the urban area.

7. On balance, the reason put forward for the removal of T2 are not considered to outweigh the visual amenity value and positive contribution that it makes to the character of the area. The Council have formerly consented to reasonable works to maintain the tree at a size and form regarding its location. Similar applications would be duly considered and consented to, in accordance with arboricultural best practices.

RECOMMENDATION:
Refuse the felling of T2 for the following reasons:
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.

Permit, subject to the conditions hereunder:
The tree work to which this consent relates shall be limited to trees T1, T3, T4, T5.

(a) Trees T1, T3, T4, T5 - Crown reduce trees all-round by trimming branches back to the existing growth points (around 1.5 to 2m), established under the previous surgery works, leaving a well-balanced crown. Remove any dead wood, and thin crowns by no more than 15%.

Reason: For the avoidance of doubt.

DELEGATED

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

Date…….02 Mar 24……