DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/25/1092: Minella House 2 Oakvale, RH20 2SD.**

REPRESENTATION AND CONSULTATION RESPONSES:
West Chiltington Parish Council has made comments neither objecting to nor supporting the Planning Application
No additional representations have been received in respect of this application.

ASSESSMENT:

1. The trees subject to this application are two mature Red Oak trees situated in the rear garden of the applicant's property. The trees are protected under Tree Preservation Order (TPO) No. 0986/, designated as T6 and T4 of the Order.

2. The works requested are to reduce the height of both trees by approximately 3m and the lateral branch length by approximately 1.5m all round, shaping accordingly. The proposed works would extend beyond the existing pruning points and result in an approximate 40% crown reduction. This level of reduction is significantly in excess of current industry guidance, as set out in BS 3998:2010 (Tree Work – Recommendations), which generally advises that crown reduction should be limited to a proportionate amount in order to retain a balanced, sustainable structure and minimise physiological stress.

3. A reduction of this magnitude would create large, truncated branches, leaving extensive wounds that would not only adversely affect the trees' physiological condition but also increase the likelihood of decay and structural weakness developing in the medium to long term.

4. The proposed works would not represent best practice. Instead, they would detract from both the trees' visual contribution and their long-term health. For these reasons, the proposal is not considered acceptable in its current form and should be limited to lighter, more sensitive pruning operations, consistent with BS 3998, to ensure the long-term vitality and continued amenity value of the two trees.

5. Additionally, the applicant has requested that the works be allowed as part of a 12-year management plan. However, in this instance, it is not considered appropriate to allow this aspect of the application.

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:
   - Crown reduce both trees all-round by trimming branches back to the existing growth/pruning points, leaving a well-balanced crown. Please not the works should not go past the existing pruning points.

   Reason: for the avoidance of doubt
3. TR4 *Surgery standards*

TINF1 *Note to applicant.*
TINF2 *Wildlife protection.*

DELEGATED

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

Date……22 Sep 25….