# DELEGATED APPLICATIONS

## ASSESSMENT SHEET

APPLICATION NO: **DC/24/0507: Doves Place, Coxham Lane**

REPRESENTATION AND CONSULTATION RESPONSES:
Steyning Parish Council has stated no objection to this proposal subject to the considerations of the HDC Arboricultural Officer.
No additional representations have been received in respect of this application.

ASSESSMENT:
1. The tree the subject of this application is an amazingly distorted Monterey Pine: a specimen exhibiting a stem diameter over 1.2m, at 1.5m Above ground level (AGL). Despite the size of its stem, the tree is only roughly 12m in height. Rising on a stout trunk to no more than 3.5m AGL, the crown is supported on four massive stems turning south and east on the horizontal. The physical form of the tree almost appears to defy the laws of physics whereby the three lowest branches to the south emanate from the stout trunk, the fourth heading east at a 90-degree angle turn at source. This and the tree's other branches have developed massive levels of reaction growth through thigmomorphogenesis in order to support the weight of the crown.

2. It is likely that the tree will eventually succumb to rootplate failure, as the weight of the whole crown to the south and east overcomes its ability to maintain root adhesion within the surrounding soils.

3. Since the last works were completed in 2018, it would appear the tree may be losing its battle with gravity. Whereby, since the previous inspection it is apparent that there has been some movement in the rootplate, resulting in several lower secondary limbs resting on the boundary fence of the applicants' property and the neighbouring property to the east. This has prompted the tree owner to seek permission to take some of the weight out of the crown through selective branch removal, with the aim of trying to retain the tree in some form.

4. It is clear that the key consideration as to the suitability of undertaking the works on this tree is to try and extend its life expectancy and retain the tree in a safe and reasonable manner given its location. To lose this tree before its time would be a real shame due to its exceptional and unusual form.

5. The public visibility of the tree in its entirety is fairly modest, due to the tree's location in the rear garden of the property, situated with a small cul-du-sac. There is a public footpath to the north, but views of the tree when viewed from the main areas of public activity in the area are limited.

6. It is accepted that the works will alter the overall form of the tree due to the loss of one of the four major branches, however, given the situation this is considered to be the preferred management option to help prolong the tree's retention. As such, It is considered that the proposed works are reasonable and justified and will result in an unacceptable level of harm to the character and amenities of the locality due to the trees' limited public visibility.

7. Due to the manner in which the works need to be completed, in this instance, it is deemed to be appropriate for the Councils tree officer to meet with the tree surgeon prior to the works being completed and a supervisory condition shall be attached to this consent.

RECOMMENDATION:
**Grant consent** subject to the conditions below.

CONDITIONS TO BE APPLIED:

1. TR2 *Time limit, 2 years*
2. TR3a *Treeworks limit (Bespoke)*
   TPO T6 Monterey Pine tree:
   - Remove in its entirety the first main large east facing branch back to the point of attachment, (the massive right-angled branch).
   - Lift crown, on the eastern side by removing 2 to 3 x low hanging branches over the shrubbed of the adjacent property.
   - Reduce the low secondary branch leaning on the fence by up to 3m, leaving a 50cm stump in front of the point where the branch on the adjacent limb is resting on the branch in question.
   - Reduce the tips of the two more southerly limbs, by up to 0.50 to 1m where possible by pruning to available growth points and remove low hanging dead branch on the more easterly of the two branches.
3. TR4 *Surgery standards*
4. TR5 *Supervision*

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

**DELEGATED**

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

Date……13 Sep 24……