DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/1746: 2 South Leas, Henfield Road, Cowfold.**

REPRESENTATION AND CONSULTATION RESPONSES:
Cowfold Parish Council has stated no objection to this proposal.
No additional representations have been received in respect of this application.

ASSESSMENT:
1. The tree the subject of this application is a large and mature Lime located in the modest-sized rear garden of 2 South Leas. The tree has been historically managed for size and form with regards to its location as a pollard, whereby the new growth is removed back to an established pruning point on a cyclical management program. The tree appears to be in good health.

2. The constraint is TPO/0762, served on 22/05/1980; the tree is T23 Lime.

3. The applicant now seeks to remove the tree due to concerns with the tree's proximity to their property (approximately 3m from the southern flank wall) and the potential issues that may arise in the form of direct and indirect damage from the tree's roots. Concerns with its size and dominance over the rear garden and impeding the level of natural light reaching the solar panels on the roof of the property. In addition, they consider that due to its location and limited visibility from the main areas of public activity in the area, coupled with the additional mature tree coverage in the area, and it doesn't have any public amenity value.

4. The tree can be briefly glimpsed through a brake in the property line between No. 1 & 2 South leas when heading south through the village on the A281, and when looking south from front of No. 1 & 2. However, it doesn't stand out as a tree note, and it is not prominent within the local street scene because of the additional tree coverage in the area. The need to regularly prune the tree and the way in which it has been managed has denuded its visibility when viewed from within the public domain.

5. While the justification for the tree's removal rests primarily on its proximity to the applicant's dwelling, in terms of its overall condition, the tree appears sound. However, due to its rear garden location and the extent of protected mature tree coverage in the area. It is accepted this tree only makes a small contribution to the area's visual amenity; it is more of a background tree, which doesn't make a meaningful contribution to the wider landscape. If it were felled, the loss would not be particularly noticeable, and there would be no significant landscape harm.

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……07 Feb 25…