DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/1057: Amberley Cottage, Merrywood lane, Washington**

REPRESENTATION AND CONSULTATION RESPONSES:
Washington Parish Council has stated, wishing to defer to the considerations of the HDC Arboricultural Officer.
A single representation has been received from a local resident neither objecting to or supporting the Planning Application.

ASSESSMENT:
1. This application refers to a large schedule of work to protected trees within the areas indicated on the maps that support this application. The proposed works have arisen following a full safety survey of the areas carried out by Thursley Tree Service, on behalf of the applicant.

2. The constraint is TPO/0932, dated 10/11/1997 and the trees in question are located in the area listed as A1 of the order. The Sycamore No. 22077 is not old enough to be protected by the order. Tree 220981 falls on WSCC Highways land outside of the applicant's ownership

3. The trees the subject of this application are a mix of semi to mature Oak and Sweet chestnut which vary in terms of condition and quality when assessed as individual trees. They are located within the main garden area of the property, Amberly Cottage, and on the property boundary with Merrywood Lane and Rock Road. The public visibility of the trees varies with their location, whereby the trees directly on the roadside have a high level of public visibility and amenity value when viewed within the local landscape context, with this decreasing the further you enter the site.

4. From the information provided in the tree report and that gleaned on site, it is apparent that a high number of the trees the subject of this application, appear to have been colonised by Armillaria Spp (Honey fungus) in the lower stem, at the base in the main buttress area. Evidence of decay is present in the visible sections of the tree's roots. The significance of this is the unknown extent of the decay present in the tree roots coupled with the high target nature of the tree's roadside location.

5. Given the extent of the works proposed it is acknowledged that they will alter the heavily wooded appearance of the area and give rise to a loss of amenity. However, while this may be the case consideration, is also given to the suitability of the safe long-term retention of the trees, in light of the issues that have been identified. As such, while some of the trees, may not represent an immediate threat to the area, over time as their condition deteriorates further, they will. As such, these works are now required to fulfil the obligations of the tree owner to ensure that the trees under their ownership are maintained to a safe and reasonable standard; in respect of the 1957 and 1984 Occupiers' Liability Acts.

6. It is considered that the removal of the trees will have a negative impact on the character and amenities of the locality due to their species, position, size and number. However, on a balanced judgment, it is considered that the reasons put forward for the removal of the trees are in this instance, reasonable and justified.

7. To help mitigate for the loss of the trees in this area 8 replacement trees (recommend Hornbeam or DED Elms New horizon or Ulmus 'Lutèce' (Naguen)) shall be secured by condition.

RECOMMENDATION:
Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

1. TR2 *Time limit, 2 years*
2. TR3 *Treeworks limit (standard)*
3. TR8 *More than one Tree (8)*
   Following the removal of the trees to be felled under this consent, the specified standard nursery stock (minimally 8-10cm in girth and 2 – 2.5m in height) 8 replacements of the following species: Hornbeam (Carpinus betulus) or DED DED Elms New horizon or Ulmus 'Lutèce' (Naguen))); shall be planted in the specified position within 6 months of the date of this consent.
   In the event that this tree should die following planting, it shall be replaced with a similar tree in a similar position within six months.
3. TR4 *Surgery standards*

TINF1 *Note to applicant.*

TINF2 *Wildlife protection.*

DELEGATED

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

Date…….02 Oct 24…