DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO:**DC/24/1166: Old Rectory, Old Rectory Lane, Pulborough.**

REPRESENTATION AND CONSULTATION RESPONSES:
Pulborough Parish Council has stated no objection to this proposal.
Two representations of support have been received in respect of this application.

ASSESSMENT:
1. The trees the subject of this application are located within the grounds of the applicants' property. The constraint is TPO/0253, an area order served on 20/05/1976. The trees in question are T1, T2, and T3, all Sycamore, located on the northern boundary of the property abutting the properties in Chestnut Walk. The fourth tree, a mature beech (T4), is located to the west of the main dwelling house.

2. The beech has a pleasant and compact form. It has historically been managed for size and form with regard to its location and proximity to the property under previously permitted applications; the last works were permitted under application DC/21/2103. The works were to reduce the tree's crown back to previous points by 2 meters.

3. The applicant now seeks consent to reduce the entire tree by up to 40%. While a 40% reduction would increase the distance between the tree and the property; this level of reduction would take the works past the historical and well-established pruning points and would remove almost all of the foliage-baring areas. As such I am concerned that the trees may not be able to withstand such a high percentage of its photosynthetic volume being removed in one setting. Additionally, the extent of the works proposed would not represent industry best practices as set out in BS3998 Tree Works Recommendations (2010). While it is possible to allow some works, these should be undertaken in a way that would not dimmish or jeopardise the tree's viability for long-term retention. Therefore, these works shall be restricted to a more appropriate reduction of around 0.5m to 1m where needed i.e. back to the existing growth points.

4. The possessed works to the group of three Sycamore are to reduce the trees by up to 50%, as with the works to T1, a 50% take the works past the historical and well-established pruning points and would remove almost all of the foliage bearing areas. The extent of the works proposed would not represent industry best practices as set out in BS3998 Tree works Recommendations (2010). Therefore, these works shall be restricted to a more appropriate reduction of around 2 to 3m where needed i.e. back to the existing growth points.

5. It is considered that the proposed works are reasonable and justified and if undertaken by the conditions set out below will not cause harm to the character and amenities of the area.

RECOMMENDATION:
Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

1. TR2 *Time limit, 2 years*
2. TR3 *Treeworks limit (standard)*
2. TR3a *Treeworks limit (bespoke)*
   The tree work to which this consent relates shall be limited to:
   - T4 Beech - Crown reduce tree all round by trimming branches to the established growth points (around 0.5 to 1m where needed, leaving a well-balanced crown
   - T1, T2, T3 Sycamore - Crown reduce trees all round by trimming branches to the established growth points between 2 to 3m where needed, leaving a well-balanced crown.

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

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

DELEGATED

Authorising Officer sign……WIJO…….. ***Arboricultural Officer (Development).***

Date……25 Apr 18……