DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/2002: Oak House, 7 Mitchell Gardens, Slinfold.**

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

ASSESSMENT:
1. The trees the subject of this application are two Oaks adjacent to the south-eastern boundary of the applicants' property; on land under the ownership of Saxon Weald Homes. The constraint is TPO/0759, and the works refer to T6 and T7 of the order.

2. Both trees have been managed on a cyclical pruning regime to manage them for size and form with regards to their proximity to the dwellings to the north around 10m. T6 - listed as T1 on the application, is one of the two principal trees in the area the other tree being T4, which is not included in this application. T7 – listed as T2 on the application, is located a few metres to the west of T6, it is clear that its close proximity to T6 has influenced how it has historically been managed.

3. Both trees are visible when viewed from the south from the communal garden and parking areas of the adjacent flats, and they have a fair level of amenity and landscape value. However, due to its previous management the amenity worth of T7, when assessed as an individual tree is very limited, and T6 and the other mature trees in the area make a more positive and significant contribution to the character and amenities of the locality.

4. With regards to T6 since the last works were completed, it has recovered well and has put out around 2.5m of dense new growth and the tree is displaying good vitality. As such, given the time that has passed since the previous works were completed, I do not consider that that the works proposed will have a detrimental impact on the overall condition of the tree, although it is acknowledge they will nullify the amenity value of the tree for a temporary period; however, it will develop a fresh new crown in due course.

5. The form of T7 suggests has been suppressed by more prominent and better tree include in this application (T6) . It has been subject to robust works in the past, which have diminished its overall quality when assessed as individual tree. None the less, it appears to have recovered from the works and continues to make a contribution to amenity of the area, albeit very minor. As with T6 it is accepted that once completed the works will atter the appearance of the tree, however, I am not of the view that this will give rise to any significant landscape harm, and overtime as the tree recovers and puts out new growth this impact will lessen.

6. it is considered that the proposed works are reasonable and justified and will not cause any long-term harm to the character and amenities of the locality.

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:
   - T1 (T6) Crown reduce tree all round by trimming branches to the established growth points by up to 2.5m. remove epicormic growth form the main stem to crown brake and remove back to the point of attachment the first main lateral branch on the northern side of the tree over the rear garden of no. 7 Mitchel Gardens.
   - T2 (T7) Crown reduce tree all round by trimming branches to the established growth points, the works should only involve the removal of the small diameter new growth, no major branches to be removed, and remove epicormic growth form the main stem up to no higher than 5m above ground level.

   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……21 Mar 25