DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/1230: 15 Station View, Billingshurst.**

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

ASSESSMENT:
1. The Horse Chestnut tree that is the subject of this application is situated win the rear garden of the applicants' property. The constraint is TPO/0588, an area order served on 26/05/1989.

has been subject to a long history of relatively robust management through repeated pollarding. Given its size, proximity, and position within the rear garden of the applicant's property, its condition has been carefully assessed.

2. A substantial cavity is present on the northern side of the stem, extending a considerable distance below ground level. In addition, decay columns are evident beneath historic pruning wounds associated with the former pollard points, with localised areas of decay extending downward from these locations.

3. The rear garden is relatively well screened by a line of Holm Oaks (*Quercus ilex*), which partially obscure views of the tree from within the public domain. When viewed from the south, the tree is seen in the context of both the Holm Oaks and the additional retained protected Horse Chestnut within the property, further reducing its individual visual prominence.

4. In view of the extent of the cavity at the base of the tree and the evident decay associated with the historic pollarding, it is not considered that the continuation of the existing management regime would materially alter the tree's condition. Furthermore, given its limited public visibility and the existing level of tree cover within the site, its retention would make only a limited contribution to the character and visual amenities of the area.

5. Accordingly, having regard to the tree's poor condition, the existing tree cover within the property, and its limited amenity value, the proposed works are considered reasonable and justified. The removal of the tree would not give rise to any significant adverse impact on the character or visual amenities of the locality and, in these circumstances, it is not considered necessary or appropriate to require replacement planting, given the substantial existing tree cover within the site and the limited contribution this particular tree makes to public amenity.

RECOMMENDATION:
Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:
1. TR2 *Time limit, 2 years*
TINF1 *Note to applicant.*
TINF2 *Wildlife protection.*

DELEGATED

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

Date……27 Oct 26……