DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/1303: 1 Lakers Meadow Billingshurst**

REPRESENTATION AND CONSULTATION RESPONSES:
Billinghurst Parish Council has stated no objection to this proposal, wishing to defer to the considerations of the HDC Arboricultural Officer.
No representations have been received in respect of this application.

ASSESSMENT:
1. The tree the subject of this application is a mature Field Maple, which appears to originate from an historic hedgerow and was likely retained during the development of the surrounding area. the constrain is TPO/1147 served on 26/07/2020.

2. The tree has been managed on a cyclical basis having regard to its size and proximity to neighbouring properties. Notwithstanding this historical management, the tree has responded well to previous pruning works and continues to provide significant public amenity benefits. Consequently, the tree remains a prominent and valuable landscape feature within the locality.

3. Whilst the need to manage the tree is accepted having regard to its relationship with the adjacent property, the extent of the works proposed does appear somewhat excessive. It is noted that the tree has exhibited approximately 2 metres of regrowth since the previous pruning works were undertaken and has responded well to that intervention.

4. Given the species' characteristics, it is considered likely that the tree could tolerate a level of pruning in excess of that previously undertaken. Furthermore, having regard to the extent of crown overhang above the roof and guttering of the adjacent property, it is reasonable that the tree continues to be managed at a somewhat smaller size.

5. In this regard, whilst the proposed 4 metre crown reduction would not necessarily accord with good arboricultural practice, it is considered that the tree could instead be reduced in height by up to 3 metres, with the lateral spread towards the adjacent property reduced by up to 2.5 metres to provide additional clearance from the roof. The remainder of the crown could then be pruned back to the existing pruning points established during the previous works.

6. It is considered that this extent of reduction would represent a more balanced approach, address the applicant's concerns whilst retaining the tree's amenity contribution to the locality. It is, however, acknowledged that the works would result in a noticeable alteration to the tree's appearance immediately following completion.

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:

   - Reduce the tree by up to 3 metres in height, reduce the lateral spread towards the adjacent property by up to 2.5 metres to provide additional clearance from the roof, and prune the remainder of the crown back to the existing pruning points established during previous works, shaping the crown accordingly to maintain, as far as practicable, a balanced and natural crown form.

   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……28 Oct 26…