DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/1155:Linden, Maudlyn Park, Bramber, BN44 3PS.**

REPRESENTATION AND CONSULTATION RESPONSES:
Bramber Parish Council has stated no objection to this proposal.
A single representation of support has been received in respect of this application.

ASSESSMENT:
1. The tree the subject of this application is a yew located at the front of the applicants' property. Although fairly small, this tree has a good level of localised public visibility and makes a positive contribution to the character and amenities of the locality.

2. The constraint is TPO/0220, an area order served on 24/01/1975; the tree is located with the area A1.

3. The applicant seeks consent to fell the tree, due to concerns with the tree's location atop the main foul water drainage pipe for their property Linden and the adjacent property High Beeches. The main issue appears to be with the action of the tree's roots entering the drain impeding the flow and causing damage to the clay drainage pipe; in the form of internal and external cracks. The application has been supported by a drainage report prepared by Coastal Drains Ltd.

4. The drainage report identified that tree roots had entered the drain, and in places, the root mass was around 80% of the total internal area of the pipe. The root mass has since been cleared, and the drain has been re-lined to rectify any defects in the areas where the structural integrity of the pipe has failed. Due to the current retention of the tree, it is not possible to insure the repairs to the pipe beyond 5 years.

5. Due to the tree's location directly over the drain, coupled with the drain's history of failure. It is accepted that the only way to ensure the drain remains functional and to protect against any further damage is for the tree to be removed.

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

7. It would not be appropriate to insist that a new tree is planted in the same location as the Yew, and there is limited space available for replanting at the front of either property. Therefore, In this instance, it is not considered to be necessary or appropriate to secure a replacement tree 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)*
TINF1 *Note to applicant.*
TINF2 *Wildlife protection.*

DELEGATED

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

Date…….09 Oct 24…