DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/0191: Heath Cottage, Rusper Road, Ifield.**

REPRESENTATION AND CONSULTATION RESPONSES:
No representations have been received in respect of this application.

ASSESSMENT:
1. The tree the subject of this application is a mature specimen oak of high amenity value due to its prominent location within the local street scene, situated on the western boundary of the applicants' property, abutting an area of mixed spp. trees on the northern boundary of the new development Hightrees. It is protected by TPO/00477 the order being served on 13/08/89.

2. The tree has previously been maintained for size and form due to its residential setting by way of surgery work form which it has recovered well displaying good vigour and leaf density. The most recent works were completed under application DC/20/1432.

3. The applicant seeks consent to reduce the tree in height by 2m, reduce the lateral growth on the southern side of the crown by 4m, and 2m on the north side. The reasons stated for the works are due to concerns with the tree's current size.

4. Outwardly and from ground level the tree appears to be in a fair condition, for its size and age, whereby no obvious issues were observed at the time of the visit that would suggest that the tree has an underlying physiological or structural issue.

5. Guidance on the determination of applications for works to protected trees (Planning Practice Guidance – Tree Preservation Orders and Trees in Conservation Areas) advises that consideration as to whether proposed works are justified should be considered in the light of the assessment of how the tree is viewed within the local landscape context in terms of the amenity value of the tree " **the likely impact of the proposal on the amenity of the area"**. It advises that **"in general terms, it follows that the higher the amenity value of the tree or woodland and the greater the negative impact of proposed works on amenity, the stronger the reasons needed before consent is granted**.

6. I consider that the degree of work proposed would have a deleterious effect upon the unfettered broad spreading form of the tree, which is its premier feature. As such, while it is acknowledged that the southern side of the crown could be reduced in a manner that will reduce the impact of the tree on the adjacent buildings, however, to ensure that the works represent best Arboricultural practice, the works in this area shall be restricted to a more appropriate amount. Since the last works were completed under DC/20/1432, the tree has put out some new growth, around 0.5m to 1m therefore due to the extent of the surgery required to achieve the 2m reduction in height and the 2m lateral reduction on the northern side of the crown would take the works past the existing growth points, resulting in several large truncated branches, and this aspect of the application should be refused.

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:
   - Reduce the southern side of the tree by trimming lateral branches to suitable growth points by up to no more than 2m and chamfer the top into the remaining parts of the crown. No reduction in height is permitted or works to the northern side of the crown.

   Rason 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……17 May 24…