

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/25/2134: 105 Beedingwood Drive Colgate.**

REPRESENTATION AND CONSULTATION RESPONSES:

Colgate Parish Council has stated that they wish to defer to the considerations of the HDC Arboricultural Officer.

No additional representations have been received in respect of this application.

ASSESSMENT:

1. The tree that is the subject of this application is a mature beech, positioned within the front curtilage of the property, approximately 9 metres from the northern flank wall of the dwelling. Owing to its front garden location, the tree is prominent within the immediate street scene and makes a positive contribution to the character of the estate. It is complemented by an adjacent mature oak, which similarly contributes to local amenity value. The tree is subject to statutory controls by virtue of its location within the area covered by Tree Preservation Order TPO/0653, served on the 05/05/1989.

2. The applicant's property lies within a gated residential community. Whilst the beech is visible within the internal estate environment, wider public views are limited. The estate contains substantial roadside tree cover, particularly along the principal access routes where most public activity occurs; this mature tree-lined boundary limits direct views of the tree when viewed from outside the estate.

3. The application seeks consent to fell a mature beech located within the front garden of the above property. The stated reasons for the application relate to concerns regarding fungal colonisation at the base of the tree, evidence of decay affecting buttress roots, and a potentially weak principal bifurcation at approximately 2.5 metres above ground level.

4. The tree is mature and displays a principal bifurcation at approximately 2.5 metres above ground level, forming a pronounced V-shaped union. Such unions are frequently associated with included bark and reduced structural connectivity. *Fagus sylvatica* is known to possess relatively brittle timber characteristics, and acute V-shaped unions can therefore present an elevated risk of failure under wind loading.

5. At the base of the tree on the eastern aspect, there are heavily degraded remnants of fungal fruiting bodies associated with decaying woody material of unknown origin. From visual inspection, the remains are considered likely to relate to a decay-inducing fungus (provisionally identified as *Meripilus giganteus*). This species preferentially degrades the underside of structural roots, adversely affecting anchorage. Where decay is present within buttress roots, the risk of instability during high wind events is materially increased. The combination of basal decay and a structurally weak bifurcation is of particular concern in this instance.

6. Further examination identified dysfunction affecting two principal buttress roots on the southern side of the tree. When this area was struck with a sounding mallet, it produced a distinct change in tonal response consistent with internal decay. The bark in these areas is necrotic, and there is evidence of historic mechanical damage, which is likely to have facilitated fungal ingress.

7. The tree provides a positive contribution to the character and amenity of the immediate area. However, the identified structural defects, including confirmed buttress root dysfunction and a potentially compromised main union, materially reduce confidence in the tree's long-term structural integrity. Given the tree's proximity to the dwelling (circa 9 metres) and its location within a managed residential setting, the risk posed by potential partial or whole-tree failure is considered significant. On balance, the tree's condition is such that its retention would present an unacceptable level of risk to the property owner.

8. It is accepted that the removal of the tree would be noticeable within the immediate vicinity; however, the wider public amenity impact would be moderated by the limited public vantage points and the presence of surrounding mature trees.

9. It is recommended that consent be granted for the felling of the beech on arboricultural safety grounds, subject to a condition requiring replacement planting of an appropriate nursery sized standard tree within the site during the next planting season. The species and specification should be agreed with the Local Planning Authority in order to mitigate the loss of amenity and maintain canopy cover within the area.

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

- 1. TR2 *Time limit, 2 years*
- 3. TR7 *Replacement (Single tree)*
- TINF2 *Wildlife protection.*

DELEGATED

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

Date.....17 Feb 26.....