

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1352	Case Officer:	Irene Fletcher
Application Type:	Tree Surgery		
Proposal:	Leyland Cypress Trees (T1,T2 and T3) - Fell. (T4) - Crown reduce by 2-3m top and sides.		
Site:	18 Abergavenny Gardens, Copthorne, Crawley, West Sussex, RH10 3RU, , ,		
Validation Date	5 Jun 2026	Overall Expiry Date:	29 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 Jul 2026
Target Date:	31 Jul 2026	Recommending Officer Signature:	Irene Fletcher

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	22 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1352

**18 Abergavenny Gardens, Copthorne, Crawley, West Sussex, RH10 3RU, ,
Leyland Cypress Trees (T1,T2 and T3) - Fell. (T4) - Crown reduce by 2-3m top and sides.
Mr Sam Foreman**

Permission is sought for the works as described.

The trees are located in a line between the property and the neighbouring property, Lashmere Farm. They have been consistently and regularly pruned as a hedge/screen/windbreak since 2001. The TPO was imposed in 2000, in order, it is believed, to retain some mature trees and provide screening for Lashmere Farm, when the Lashmere development was proposed. Originally, the TPO protected six trees in this line, however, two have since been removed. T1, T2 and T3 provide a dense, dark barrier between properties, with limited access along the side of no. 18 and consistent pruning has taken place to ensure that roof encroachment is limited. T4 is located in the rear garden. It is believed that the trees are Thujas, rather than Cupressus.

The small estate is characterised by the presence of conifer hedges along and between frontages and there are a large number of mature trees in the wider vicinity. No other hedges are protected by TPO, and all have been pruned as manageable screens/boundary markers etc. Government advice is clear that hedges should not be protected by TPO.

As a result of this type of pruning, the trees are multi stemmed and there is a large amount of dead wood within the crowns, consistent with being pruned as a hedge.

An objection has been received, making the following points :

- trees are not diseased and no arboricultural report has been provided
- there are no indications of subsidence or structural instability
- trees are approx 12m high and are prominent features
- applicant proposes to plant native trees replacements, these will take years to mature
- trees could be pruned and reduced in height
- no reason is given for the removal of the trees, except ' outgrown where planted '.

Whilst the trees are highly visible within the vicinity (certainly, trees T1 - T3) it is clear that they comprise a hedge/windbreak/screen, rather than a line of trees. T4, in the rear garden is an individual specimen, and no objection is raised to its pruning, which will allow more light to the garden.

Whilst the objection has been considered, it is open to the owner to plant his own screen/hedge, if he wishes to do so. The trees are of no individual merit, although they are protected as such. They provide little/no biodiversity and it is considered that it is preferable to have native trees with more longevity and amenity value, for the future.

The most important consideration, however, is that the trees have been maintained as a hedge for over twenty years and should no longer be the subject of TPO.

Permission is recommended.

Decision: Permission

Case Officer: Irene Fletcher