

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3051	Case Officer:	Irene Fletcher
Application Type:	Tree Surgery		
Proposal:	Beech tree - reduce canopy by 3m. Yew tree - reduce sides by 1.5m Lime tree - reduce back to previous pollard points, approx 2m.		
Site:	Rixons, Lewes Road, Horsted Keynes, Haywards Heath, West Sussex, RH17 7DP, ,		
Validation Date	28 Nov 2025	Overall Expiry Date:	22 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Jan 2026
Target Date:	23 Jan 2026	Recommending Officer Signature:	Irene Fletcher

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Beth Howland-Smith	Date:	20 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3051

**Rixons, Lewes Road, Horsted Keynes, Haywards Heath, West Sussex, RH17 7DP,
Beech tree - reduce canopy by 3m. Yew tree - reduce sides by 1.5m Lime tree - reduce back to
previous pollard points, approx 2m.
Jacqueline McGahan**

Permission is sought for the works as described.

The application has been amended to remove the element of the lime tree felling, repollarding only is now proposed. This was agreed with the owner of the tree. The tree is located between properties and has high public visibility and extends over the roof of the neighbouring property. It is a mature, multi stemmed specimen. It has previously been pollarded.

The beech tree overhangs an access drive to the rear garden and works will reduce back to previous cut points. The yew tree has limited visibility and has also previously been reduced to increase light to the rear garden.

A representation, supporting the (original) application, has been received, making the following points :

- the lime tree sheds from July - Nov, seeds, then leaves
- house gutters on that side are permanently blocked
- using gutter hedgehogs will damage the roof
- branches grow over roof and have regrown since pruned in 2021
- concerns about squirrels potentially accessing roof
- tree is causing damage to paved path and fence
- water drains overflow due to tree
- support other works as trees have not been maintained or trimmed

With regards to these comments, seasonal leaf and seed fall are normal events with all trees and would not constitute a reason to fell a tree. The tree does extend over the roof but, it should be borne in mind that the property/conservatory was constructed adjacent/under the tree's canopy. A reduction to the tree would address this.

As with all construction issues in relation to trees, advice should be taken from suitably qualified/experienced professionals. In this case, whilst the paving stones over the path have moved, probably due to the roots, there may be other, engineering solutions which could be explored. This is also relevant in relation to drains and, the impact of tree removal in relation to heave should also be considered. The applicant has been advised to seek professional advice and provide a tree report, should they wish to submit a future application to fell.

With regard to the contention that the other trees have not been maintained, this is not correct. The other trees have been the subject of repeated applications over the years and the tree officer has made prior visits.

All of the works are now considered acceptable and permission is recommended.

Decision: Permission

Case Officer: Irene Fletcher

