

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0642	Case Officer:	Irene Fletcher
Application Type:	Tree Surgery		
Proposal:	Silver Birch (T3) - fell. Silver Birch (T4) - Fell. Western Hemlock, conifer (T5) - Reduce in height by 10 metres. Red Alders (T1 and T2) - Fell to a 6 metre stump.		
Site:	Woodland House, Cuttinglye Road, Crawley Down, Crawley, West Sussex, RH10 4LR, ,		
Validation Date	13 Mar 2025	Overall Expiry Date:	4 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Apr 2025
Target Date:	8 May 2025	Recommending Officer Signature:	Irene Fletcher

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Beth Howland-Smith	Date:	24 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0642

**Woodland House, Cuttinglye Road, Crawley Down, Crawley, West Sussex, RH10 4LR,
Silver Birch (T3) - fell. Silver Birch (T4) - Fell. Western Hemlock, conifer (T5) - Reduce in height by
10 metres. Red Alders (T1 and T2) - Fell to a 6 metre stump.
Mr Harry Levy**

Permission is sought for the works as described.

The trees are located in the garden/large grounds of the property, which included a wooded area. The garden is covered by a blanket, area Order, as is the neighbouring land. Much of the rest of the surrounding land is designated Ancient Woodland and AW buffer.

The applicant has made several attempts to have the TPO revoked, without success, and properties on this road tend to have well treed gardens, and surrounding land is wooded and rural in nature. The value of the trees is from wider views and many trees are not visible due to the distance from public viewpoints and the presence of other trees. The tree officer has made several visits to the site.

The works will remove two, over mature birch. This is considered acceptable, as the trees are not visible from wider views and replacement trees will provide some longevity and contribute to the tree stock in the future.

The alders are also not visible from wider views. They are screened by coniferous trees. However, they are fairly close to the property and, due to the proximity of other trees, could not easily be pruned to be more manageable. Again, subject to replacement elsewhere on the land, works are considered acceptable.

The tree officer does not consider that the conifer, subject of the application, is a western red hemlock, but a much more common western red cedar. It is a mature specimen which significantly shades the top part of the house, which includes a small balcony. Whilst such a heavy reduction is not normally acceptable, in this case, shading is fairly severe and there will be little/no impact on public views.

Permission is recommended.

Decision: Permission

Case Officer: Irene Fletcher