

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0223	Case Officer:	Irene Fletcher
Application Type:	Tree Surgery		
Proposal:	Horse Chestnut - Fell		
Site:	7 The Timbers, East Grinstead, West Sussex, RH19 1NH, , , ,		
Validation Date	28 Jan 2026	Overall Expiry Date:	24 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Mar 2026
Target Date:	25 Mar 2026	Recommending Officer Signature:	Irene Fletcher

Date Legal Agreement Completed: (if applicable)		No of Representations:	5
--	--	-------------------------------	---

Signed and Agreed By:	Beth Howland-Smith	Date:	18 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0223

**7 The Timbers, East Grinstead, West Sussex, RH19 1NH, , ,
Horse Chestnut - Fell
Khalid Abdel-Rahim**

Permission is sought for the works as described.

The tree is a mature specimen. It was examined in detail at a pre application meeting attended by the tree officer and a professional, experienced tree surgeon. Following the representations received, a second visit was made by the tree officer.

The tree is located to the front of the property, which is at the end of a cul de sac and, although surrounded by other properties, has visibility in more distant views.

Two representations of objection have been received, making the following points :

- supporting evidence lacks credibility, a tree report has not been submitted, no diagnostic information received from an expert, it would be unlikely to have been struck by lightning
- felling is not the only option, could be braced or cabled
- tree is home to owls, rooks, woodpeckers and other wildlife
- tree absorbs precipitation, its loss could lead to flooding
- tree is a beautiful feature of the area
- spurious report in contravention of TPO
- no indication of retained height of monolith
- supporting documentation does not include a risk assessment, request conditions requiring a risk assessment, how potential damage could be addressed to other property, method statement regarding dismantling, qualified insured person to carry out work

With regard to these points, whilst a formal report has not been submitted, nevertheless, all of the stated defects of the tree are correct and have been observed by the tree officer. The tree exhibits extensive bleeding canker, there are large areas of missing and loose bark, evidence of wood boring insects, as well as heavy splits in the limbs. There are also uncalled pruning and other wounds apparent. The tree is twin stemmed with a heavy overhang into neighbouring gardens. Whilst it cannot be said for certain that a lightning strike has occurred to the top of the tree, it has been damaged in the past and this would be the most obvious conclusion. Diseased/damaged horse chestnuts, in this condition often drop large limbs, or fall completely, and the tree is in a high target area.

Further, a refusal cannot be issued on the basis of wildlife, as this is protected by other legislation. With regard to the monolith height, the applicant has been advised to remove the tree and a replacement will be secured by condition. The requested conditions do not meet the 'tests' required under the planning act, and cannot be applied. The question of damage is a legal matter between affected parties.

The tree officer will always consider alternatives to felling, if this can be done. Cable bracing the tree would not allow the tree to be safely retained, in this instance.

The other representation received advises that the tree is infected and it is not visible outside the estate.

The tree officer is satisfied that the tree poses an unacceptable risk to nearby garden users, as well as properties and permission is recommended.

Decision: Permission

Case Officer: Irene Fletcher