

Planning Officer: Amber Willard

Planning Application Ref: EP/40/18/T

Location: Walnut Tree Cottage, Preston Hall, The Street, East Preston

Description of works: Removal of two lower branches to the west side of 1 No *Quercus ilex*

Reasons Given:

Comments on Application:

Holm oak	<i>Quercus ilex</i>	Height: Approx. 16m	Average Spread: 8m	Age: Mature
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- A cluster of large stems (x7) having arisen from the site of a previous tree. It could be described as a lapsed coppice; which has formed a high and wide spreading canopy that dominates the entrance to the property. It appears to be in a generally fine physiological state and structurally sound.
- It enjoys a prominent position as one of several mature holm oak in linear grouping along the sites east boundary and which dominate the street scene. It is visible from neighbouring properties and the public highway from afar.
- Historic pruning has prevented the establishment of branches from low on the stems, presumably to achieve satisfactory overhead clearance above public highway, driveway access and property frontage.
- The applicant seeks to remove two low branches from the underside of the canopy which are tending down and outwards thereby beginning to interfere with reasonable enjoyment of the adjacent dwelling known as 'The Lodge'.

Conclusions:

- The work proposed is justified on arboricultural grounds and would not unduly diminish the aesthetic value of this tree, especially when viewed from the public realm.

Recommendations:

- I recommend **CONSENT** for this application, subject to the following conditions:

Conditions To Be Applied to All Approved Works: -

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the tree's continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick

Tree Officer / Parks and Greenspace Team