



From: Mark Warwick
Sent: 19 October 2018 10:55
To: Charlotte Easton
Cc: Planning.Responses
Subject: M/110/18/T

Charlotte

Please find attached my comments/observations for your consideration.

Regards,

Mark

Planning Officer: Charlotte Easton
Planning Application Ref: M/110/18/T
Location: 24 Lodge Close, Middleton on Sea, West Sussex PO22 6NF
Description of works: Removal of 3m East-facing bough on 1No. Oak
Reasons Given: Boundary overhang / risk of falling

Comments on Application:

T1 Pedunculate oak *Quercus robur* Height: Approx.8m Average spread: 3m Age class: Early mature

- I viewed this tree from the rear garden of 24 Lodge Close. From this aspect it appears to be in a fair physiological state. It grows alongside a water-filled ditch at the rear of the property and can be seen from neighbouring dwellings and public right of way.
- This tree has only minor landscape value but does possess some ecological value. It appears stunted and of moderate-poor form, with an erratic pruning history and long-dead branches in the lower crown. There is no obvious risk to persons or property.
- The lowest branch growing over the property boundary is at such a height that it could eventually interfere with reasonable enjoyment of the garden area.

Conclusions:

- There is no obvious risk of imminent branch detachment over the property. That said, the work proposed is relatively minor and if undertaken to a good standard will not incur a notable loss of amenity value to the surrounding area.
- The work proposed is justified on arboricultural grounds as it seeks to maintain reasonable enjoyment of the garden with respect to natural tree form.

Recommendations:

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

Condition To Be Applied to Approved Work: -

- 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 trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- See also the standard pruning guidance notes issued with the consent letter.

Advisory:

- The applicant is aware of 3rd party ownership of this tree, nevertheless we are obliged to advise that any consent granted by the Local Planning Authority does not by association provide authority to undertake such work that involves operating from neighbouring land and/or seeks to prune branches beyond the boundary of their own property. In such circumstances, permission must first be obtained from the tree owner.

Mark Warwick
Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

