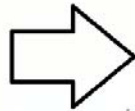


APPENDIX 1 – SITE PHOTOS

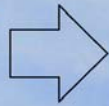


T1 Copper
Beech





T1 Copper
Beech



APPENDIX 2 – OBJECTION LETTERS

St.Mary's

Manor Road

Goring on Thames

S.OXON RG8 9ED

16th November 2015

Re Tree Preservation Order No 15S20 27/10/15 and Order No 15S21 12/11/15

South Oxfordshire District Council / Planning Services

Dear Sir/Madam

I would like to notify concern about the TPO on the beech tree at St.Mary's. This tree constitutes a potential hazard to the neighbouring properties.

At the very least it requires a topping and trimming because it has been allowed to grow vertically and has not been appropriately managed over the years by previous owners of the property.

I certainly agree it adds ascetic value but to leave it unmanaged is negligent.

Please acknowledge my objection to the TPO.

With Best Wishes

Yours Faithfully

Dr Diane Finnigan

Planning

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Contact officer: Joe Smith
planning@southoxon.gov.uk
Tel: 01235 540546

Textphone users add 18001 before you dial

Our reference: TPO 15S21

19 January 2016

Dear Dr Finnigan

Tree Preservation Order No.15S21

Thank you for your letter dated 16 November 2015, regarding the above. I am writing in response to the points which you raised in your objection to the above tree preservation order.

The copper beech is a high quality tree that is a good example of its species. As acknowledged in your objection the tree has aesthetic benefits. The tree makes a significant contribution to the character of the area and its removal would have a detrimental impact on the landscape. The tree is very prominent in the street scene and is a dominant feature of Manor Road. Therefore it meets the criteria for being the subject of a tree preservation order to ensure its long term protection and to help preserve the character of the area.

I note that a recent tree works application was made to the council proposing to reduce the canopy of the tree. These works were carefully considered by the council and works were permitted to reduce the tree's canopy to help ensure compatibility of the tree with its surroundings. At the time of the site visit made in connection with the tree works application the tree appeared to be in good health and with sound arboricultural management capable of standing for a number of years.

I hope that this has helped to demonstrate the council's views regarding the copper beech tree, with sound arboricultural management we seek to achieve an acceptable balance between the retention of trees which provide a significant contribution to their environment and the cost of management associated with them. I would however be happy to meet on site and discuss any further information that you may require.

I will therefore ask you to withdraw your objection to the copper beech tree within TPO 15S21? If so, the order can then be confirmed without modification. If you do not remove your objection then the order will be considered by the Planning Committee.

I look forward to your response.

Yours sincerely

Joe Smith
Assistant Tree Officer

St.Mary's
Manor Road,
Goring on Thames
RG8 9ED

28th January, 2016

Re TPO No 15S21

Joe Smith
Assistant Tree Officer

Dear Mr Smith

Thank you for your emails and letters. I have been considering your suggestion that I withdraw my objection to the TPO, and after much thought and discussion, I realise I should not.

Aesthetically I understand the need to keep as many trees as possible and am sympathetic to this view. Ideally a copper beech should not have lower branches removed so the tree can be seen in all its glory as it grows. The tree at St Mary's came before the house and so branches have been removed to accommodate the dwelling. Subsequently the tree has become taller and bracing has promoted this. The proximity of this tall tree to nearby property is now posing a significant risk.

Common sense must now play a part as no one can tell when the tree may be blown down with catastrophic sequelae. The recent approved trimming will hopefully prevent smaller branches from falling as has already happened.

I have a question for you – would SODC be liable for covering damages to property as a result of a protected tree falling ? I look forward to your answer.

Meanwhile I must keep my objection to the TPO in place.

Yours sincerely,

Dr Diane Finnigan

Planning

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Contact officer: Joe Smith
planning@southoxon.gov.uk
Tel: 01235 540546

Textphone users add 18001 before you dial

Our reference: TPO 15S21

Dr Finnigan
St Marys
Manor Road
Goring
Reading
RG8 9ED

14 March 2016

Dear Dr Finnigan

Tree Preservation Order No.15S21

Thank you for your letter dated 28 January 2016, regarding the above. I am writing in response to the points which you raised in your objection to the above tree preservation order.

In response to the points you raise regarding the beech tree being tall and posing a significant risk to your property. At the time of the site visit made in connection with your recent tree works application, a visual tree assessment was undertaken, the results of which demonstrated that the tree was in good health and with sound arboricultural management is capable of standing for a number of years. This demonstrates that with good management the tree can be retained safely and at this time the removal of the tree would be unjustified and disproportionate. The height of a tree is not an indication of how safe it is. The health and condition of the tree gives a more accurate assessment of the risks posed.

The tree works recently permitted to crown reduce the beech tree will significantly reduce the risk of harm to people or property to an acceptable level. The permitted works will remove weight from the tree's crown, reduce the leverage of branches and significantly reduce the tree's sail effect in the wind. As set out in BS 3998:2010 Tree Work – Recommendations, '*Crown reduction alleviates biomechanical stress by reducing both the leverage and the sail area of the tree*'.

With regards to your point raised within your objection on liability. If you suffer any loss or damage which is caused or incurred in consequence of the refusal of consent, the grant of any such consent subject to conditions or the refusal of any consent, agreement or approval required under such a condition you are entitled to recover from the council compensation in respect of such loss or damage. If you wish to make a claim you must do so within 12 months from the date of the decision.

I hope that this has answered the points set out in your objection letter dated 28 January 2016 and has demonstrated that with sound arboricultural management the beech tree can be safely retained and continue to make a significant contribution to the character and appearance of the area.

Please advise me if this information is sufficient for you to remove your objection to TPO 15S21? If it is not sufficient to remove your objection then please let me know and I will send you details of the Planning Committee meeting in due course.

I look forward to your response.

Yours sincerely

Joe Smith
Assistant Tree Officer

Sarah Simpson
Beckett
Manor Road
Goring on Thames
RG8 9ED
1 December 2015

Joe Smith
SODC Forestry dept
TPO 15S21

Dear Mr Smith,

Thankyou for your letter dated 12 November 2015 reference the copper beech in Manor Road.

I am writing to object to a TPO being placed on the tree which sits on the boundary of Beckett and St Marys. I would like to point out that I love trees and have planted many new trees in the grounds of my land which are maturing beautifully. However this particular tree in question has been planted and so positioned in such a place and has grown so out of control that it now creates such fear for both residents of these two houses. We experience high winds from the hill behind our houses which funnels strongly through the gap between our houses which is where the tree stands. I cannot imagine the damage it may cause should it ever fall.

The tree has never been maintained well and has been allowed to grow completely out of control. It is misshapen and has had a steel wire fixed around its main boughs for some 40 years plus which has left deep cuts in the boughs. This has recently been replaced with a more forgiving bungee type restrainer but does not fill me with comfort.

I do not know what has suddenly triggered this TPO except that my neighbour had just arranged to carry out some reduction work on the tree. In my opinion the tree needs to be majorly reduced or felled as it is a significant danger to the public and my house.

It has been allowed to grow tall and swamps the houses restricting all the light. And completely overbears the drive. It drops a significant amount of leaves and husks and sticky pods three times a year which creates a huge amount of work at my cost and effort. The guttering fills up, the drive is full of soggy leaves which do not decompost and for a month, I live under a carpet of beech.

I ask you please not to restrict work on the tree so much that we will be stopped from reducing the tree to a much more manageable level. Your decision affects my pocket, so please think about that too, unless of course the person who encouraged the TPO offers to pay for all the annual clear up costs.

I await to hear from you.

Kind regards

Sarah Simpson

Planning

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Contact officer: Joe Smith
planning@southoxon.gov.uk
Tel: 01235 540546

Textphone users add 18001 before you dial

Our reference: TPO 15S21

Sarah Simpson
Beckett
Manor Road
Goring
Reading
RG8 9ED

19 January 2016

Dear Ms Simpson

Tree Preservation Order No.15S21

Thank you for your letter dated 1 December 2015, regarding the above. I am writing in response to the points which you raised in your objection to the above tree preservation order.

The copper beech is a high quality tree that is a good example of its species. The tree makes a significant contribution to the character of the area and its removal would have a detrimental impact on the landscape. The tree is very prominent in the street scene and is a dominant feature of Manor Road. Therefore it meets the criteria for being the subject of a tree preservation order to ensure its long term protection and to help preserve the character of the area.

A recent tree works application was made to the council proposing to reduce the canopy of the tree. These works were carefully considered by the council and works were permitted to reduce the tree's canopy to help ensure compatibility of the tree with its surroundings. At the time of the site visit made in connection with the tree works application the tree appeared to be in good health and with sound arboricultural management capable of standing for a number of years.

With regards to leaf litter and beech nut clearance. This is known as a seasonal nuisance. Such seasonal nuisances can have negative effects, but they are not a sufficient justification for the destruction of a high quality tree with significant life expectancy. The tree provides many environmental and aesthetic benefits that significantly outweigh the seasonal nuisance.

I hope that this has helped to demonstrate the council's views regarding the copper beech tree, with sound arboricultural management we seek to achieve an acceptable balance between the retention of trees which provide a significant contribution to their environment and the cost of management associated with them. I would however be happy to meet on site and discuss any further information that you may require.

South Oxfordshire District Council – Planning Committee – 27 April 2016

I will therefore ask you to withdraw your objection to the copper beech tree within TPO 15S21? If so, the order can then be confirmed without modification. If you do not remove your objection then the order will be considered by the Planning Committee.

I look forward to your response.

Yours sincerely

Joe Smith
Assistant Tree Officer

APPENDIX 3 – TREE WORKS DECISION NOTICE

Planning

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

Dr D Finnigan
c/o Mrs M Carter
Jenks Group
Unit 4
Queenford Farm
Dorchester on Thames
Oxon OX10 7PH

CONTACT OFFICER: Joe Smith
forestry@southoxon.gov.uk
Tel: 01491 823770 Fax: 01491 823746
135 Eastern Avenue, Milton Park
ABINGDON OX14 4SB

16 December 2015

Application for works to trees protected by Tree Preservation Order No. 15S21

Reference: 15S21 - 2142

Dear Dr Finnigan,

Thank you for your application to carry out tree works dated 19 November 2015 .

Under the powers of the above Order this council hereby grants **consent** for the following works at:

St Mary's, Manor Road, Goring, RG8 9ED

Tree	Location	Works
T1 – Copper Beech	Located within the grounds of the above property.	Reduce crown height by approximately 2.5-3m. Evenly reduce lateral spread by approximately 2-2.5m. Pruning cuts should not exceed 100mm. Works equating to 30% of the tree's leaf area. Remove deadwood. All pruning cuts must be made at branch junctions, leaving sufficient live growth to maintain or enhance crown form.

www.southoxon.gov.uk





The following **conditions** apply to this decision:

- That the agreed works be implemented within two years of the date of this permission.
- Consent is obtained from the tree owner before works are under taken where the subject trees are not in the ownership of those who submitted the application.
- That all works should be carried out by a qualified tree surgeon to BS3998/2010 'Tree work – Recommendations' where applicable. A list of Arboricultural Association (AA) approved contractors operating in your area, can be obtained from the AA by telephone (01242 522152) or by consulting their website (www.trees.org.uk).

Please be aware there are other legislative controls such as felling licences for woodland work and controls for the protection of certain species of flora and fauna.

You should ensure that these do not apply to your proposed operations.

Further advice can be obtained from the Forestry Commission by calling 0300 067 4420 or online at www.forestry.gov.uk, or from Natural England by calling 0845 600 3078 or online at www.naturalengland.org.uk.

Thank you for consulting me.

Yours sincerely

A handwritten signature in black ink that reads 'Adrian Duffield'. The signature is written in a cursive style and is underlined with a single horizontal stroke.

Adrian Duffield
Head of Service

APPENDIX 4 – TREE LOCATION PLAN

