



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Toby Fox
Planning Officer
RBWM

05 November 2021

Dear Toby

21/02909/TPO; Meadow View Bedford Lane, Sunningdale, Ascot SL5 0NP
T1 English Oak - fell (TPO 1 of 1957)

The Planning Committee considered this application at its meeting on 2 November 2021 and has a **major concern** about the proposed tree removal.

This application is for the felling of a very substantial and old oak tree (see diagram below), which is 28.5m tall in public view.



The Planning meeting also considered the relevance of previous applications to the current proposal.

When 19/00055 was approved, allowing a single storey rear extension the submitted plans did not show the extension of a patio area over the RPA of T1. Hence, the Parish Council made no comment. However, plans now submitted under 21/02692 show a new extensive hard standing area extending over the RPA of T1 right up to the trunk.

The tree report (21/02909) claims the location of the tree and its relationship to the rear amenity patio 'provides an ongoing and persistent and unreasonable inconvenience in respect to the use of the rear amenity garden and the

hard surface patio area directly to the north of the dwelling.’ However, this hard surface area and associated walls (in such close proximity to T1) is unapproved.

T1 was present when the 19/00055 extension was approved. This might therefore be categorised as building (and hardstanding) creep resulting now in the proposed loss of a 28.5 metre high TPO oak tree. Section 3.2.1 of the current application states there is 'no evidence of dysfunction, decay or cavities at the base of the tree, nor any evidence of fungal fruiting bodies or attachment scars on the trunk' Hence, the tree is in excellent condition.

This application further states that ‘rooting activity of the tree to the south and southeast of its trunk causing distortion of both the hard surfaced patio area and a small low brick wall, which has had to be removed due to instability’.

The Parish Council put forward an alternative view that the hard standing work undertaken directly above the RPA of T1 since the 19/00055 application was approved has contributed to any possible damage to the tree roots of T1.

The Tree Works documentation supporting this application clearly state that the risk of harm arising from failure of this tree is **low**.

In our view this report does not provide a viable reason for felling this tree, since the tree:

- Is healthy and not likely to fail?
- Has significant amenity value as can be seen in the photo to the right?



Approving this request would be contrary to paragraph 131 of the NPPF 2021, which asks that “existing trees are retained wherever possible”.

The Parish Council request that the RBWM tree officer visit the site to consider whether the hardstanding should be either removed or retained. It is proposed that instead of felling the tree any dead branches throughout the canopy are removed to safeguard against any branches falling.

The Parish Council asks that this application is **Refused**.

Yours sincerely

Yvonne Jacklin and Michael Burn
Co-Chairs of the Planning Committee