



Mr I Button  
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Keith Townsend  
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Our Ref: 231050/TPO  
Your Ref:

Direct: ☎01189 372440  
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31 October 2023

Your contact is: Sarah Hanson, Planning, Transport & Public Protection

Dear Mr Button

**RE: PROPOSED FELLING OF ONE LIME TREE AT 41 EASTERN AVENUE, READING - T3 OF TREE PRESERVATION ORDER NUMBER 92/06.**

Thank you for your application of 26 July 2023, regarding the above, with your accompanying Arboricultural Report.

The Arboricultural Report details your observations of the tree, and some surrounding vegetation, at the time of your visit on 10 July 2023 and you comment that:

*‘Such symptoms are typical following an application of herbicide. The extent of damage suggests that the herbicide has been applied over the course of several years’.*

With your conclusion being:

*‘The condition of the lime tree is so poor that I do not expect it to recover. The vast majority of its buds have died. Hence, I recommend that it is removed’.*

As you are aware, the Council arranged for foliage analysis of the Lime tree to establish what, if any, herbicides had been used. The results of such analysis were deemed important in enabling an informed decision on the application, i.e. to determine if the tree had the potential to recover, albeit with likely pruning required for health & safety reasons.

The analysis was carried out by Bartlett tree Experts and a Plant Diagnostic Report provided. The results showed insignificant amounts of various compounds but confirmed that Glyphosate is present in the leaves collected from this site, at levels exceeding those

documented by the WHO when “good agricultural practices” are followed. Glyphosate becomes inactive when it comes into contact with the soil, hence the implication is that the tree was sprayed, either deliberately or accidentally, and that translocation of Glyphosate occurred to result in the significant and swift decline in the tree’s condition.

This application is purely to make a decision on the future of the tree, hence it is not appropriate to discuss the circumstances of the tree’s decline further in this correspondence.

We have been given advice on mitigation measures to potentially help the tree, which include fertilisation to increase tree vigour and dilution with fresh water (to drip line) to flush out potential toxic chemicals around the root zone. These measures are, however, reliant on Mr Akbar’s cooperation, are not guaranteed to work and are recommended only after we determine the overall health of the tree in the spring. It is, of course, necessary to consider whether it is reasonable to leave the tree in some form until then, or at all.

During my visits on 17 August 2023 and 11 September 2023 I noted the significant decline in the crown condition of the tree since I saw it previously in September 2022. The majority of basal and lower epicormic growth is dead, there is dead wood throughout the crown and a significant portion of the south side is without live foliage. From photographic records, the tree appears to have come out into leaf this year, with crown condition then declining.

This is a significant Lime tree which was, until recently, in good health and of high amenity value. Its decline as a result of apparent Glyphosate application is extremely disappointing and the loss of the tree will have a significant detrimental impact on the conservation area and street scene. However, the condition of the tree is poor and the chances of recovery slim, therefore the felling of the tree is unfortunate but agreeable.

I can therefore confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- Lime (T1 of application; T3 of TPO) - fell.

You will note condition 3 below requiring replacement planting. I have specified a Small-leave Lime to avoid the basal growth issues that are associated with Common Limes. It would obviously be prudent for this replacement to be a suitable distance from any boundaries, especially walls, to avoid future conflict - I would suggest a minimum of 1.5m.

An alternative to felling (at least for now) that Mr Akbar could consider would be to retain the tree to reassess its condition next year but with consideration of a significant reduction to manage the potential hazard the tree presents in its current condition. This could be a reduction back to historic (higher) pollard points, as indicated at the end of this letter.

## Conditions

1. Five days' notice in writing shall be given to the Council prior to undertaking the approved works.

Reason: To ensure that the Local Planning Authority is given sufficient notice of the works to enable the effective monitoring of tree work within the Borough.

2. All tree surgery shall be in accordance with BS 3998: (2010) Tree Work - Recommendations.

Reason: To ensure that all works are carried out in an acceptable arboricultural manner

3. Following the felling of the Lime tree authorised by this consent, one replacement Small-leaved Lime tree (*Tilia cordata*) of a minimum 10-12cm girth and 3m in height (at time of planting) shall be planted within a 5m radius of the felled tree and within the front garden during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest.

Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'

Should the replacement tree be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Reading Borough Council Natural Environment Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reason: To retain the present visual amenity value of the area and ensure continuity of tree coverage.

## Informatives

1. You are advised that, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012, this decision is valid for one pruning operation (as per the approved specifications) to be undertaken within two years from the date of this notice, after which the consent lapses and a new application will be required.

2. Disturbance of wildlife: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb roosting bats or nesting birds. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work. Wildlife and habitat controls are administered by Natural England who can be contacted on 0300 030 6000

3. Tree work consents on land not owned by the applicant: It is strongly recommended that the owner of the tree be advised of any proposed works. The owner's permission must be sought if the tree works involve work past the boundary line. This consent does not in any way imply that this Council has informed the owner of sought permission or will condone the use of consents to force any landowner to grant such permission.

If you wish to appeal against any of the conditions attached to this consent, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

Trees and Hedges  
Room 3A Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol, BS1 6PN

Telephone: 0303 444 5000

E-mail it to: [treeandhedgeappeals@planninginspectorate.gov.uk](mailto:treeandhedgeappeals@planninginspectorate.gov.uk)

Website: [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/topics/trees-and-hedges)

If you require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

*Sarah Hanson*

Sarah Hanson  
Natural Environment Officer

C.c. Mr Ali Akbar  
Mr MEHARBAN HUSSAIN of 60a Eastern Avenue (registered owner of property)



Potential reduction to higher, historic pollard points