



Mr Alfie Bullock
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15 August 2023

Your contact is: Sarah Hanson, Planning, Development & Regulatory Services

Dear Mr Bullock

RE: PROPOSED WORKS TO TREES AT 11 JUNIPER WAY, READING - PART OF G1 OF TREE PRESERVATION ORDER NUMBER 13/04.

Thank you for your application of 17 July 2023, regarding the above, and subsequent email confirming the proposed works and providing a clearer location plan.

Further to my site meeting on 11 August 2023 with Mrs Needham, I have the following comments:

Your application seeks to fell two Ash trees (your T1 & T2) and reduce the branches of one Beech tree over the garden (your T3).

The reason given for the felling of T1 Ash is that it is '*too overbearing for the garden and to allow more sunlight*'. Mrs Needham also explained their concern about branches falling, especially given the children's playhouse underneath. Some large, dead branches were noted, particularly in the lower crown, which it would be prudent to remove to remove the hazard they present - please note Informative 2 below. Other than that, the tree appeared to be in good condition, from a brief visual inspection. No concerns have been raised in the application about its structural or physiological health to support felling on arboricultural grounds; the reason for felling being cited as above. The reasons provided for felling are not considered to outweigh the loss of amenity value that would result from its felling and as such the felling is **refused**. I note the intention to reduce the non-TPO Maple and hope that this, along with the works approved in this letter are sufficient to alleviate concerns about light levels into the garden.

In relation to T2 Ash, the reason given for felling is due to '*branches falling onto the shed and causing damage*'. No additional information has been provided to, for example,

comment on whether these branches were dead or alive or to comment on the overall condition of the tree to support its felling. However, I noted that the tree is a smaller (than T1) individual with a thinning crown and which is suppressed by adjacent trees. On balance, the felling of this tree is acceptable subject to replacement planting (note condition 4 below).

The works to T3 Beech are reasonable to reduce the extent of the branches over the garden and, as agreed with Mrs Needham, crown lifting has been added to give greater clearance above ground level.

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

- T2 Ash - fell
- T3 Beech - reduce branches overhanging the garden by 2m and crown lift to 4m above ground level ensuring no wounds greater than 5cm diameter are created.

Ivy was noted on trees (as you have noted on T3), and it would be prudent to sever this, cutting out a 2ft section at the base and allowing it to die off. Whilst Ivy is a good wildlife habitat, it creates difficulties in inspecting trees, can hide defects presents, adds weight to branches, creates a 'sail area' in windy conditions and also adds to the shade on the garden. Please note Informative 5 below.

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. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reason: Spikes can cause extensive long-term damage

4. Following the felling of the Ash tree authorised by this consent, one native or naturalised broadleaf tree of a minimum 8-10cm girth and 2.75m high (at time of planting) shall be planted within the rear garden during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The species shall be agreed with the Natural Environment Team prior to purchase and planting.

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. Removal of dead or dangerous wood: This does not require the formal consent of the Council. However written notice must be given 5 working days in advance of removing dead wood. Where a branch is deemed to be 'dangerous', i.e. where works are 'urgently necessary to remove an immediate risk of serious harm', you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

3. 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

4. It is best to avoid works in the period immediately before or during bud burst and leaf fall to minimise the effect on the long-term health of the tree

5. Prior to the severing of well-established Ivy at the base of the tree, it would be prudent to carry out an assessment of whether any of the stems of the Ivy are forming a natural brace above a suspected bark-included union

If you wish to appeal against the refusal to allow the felling of T1 Ash or against any of the conditions attached to the consented works, 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

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

If you suffer any loss or damage as a result of this refusal of consent, you may be entitled to recover compensation from the Council. If you wish to make a claim you must do so within 12 months from the date of this decision (or, if you appeal to the Secretary of State, within 12 months from the date of his decision). Claims should be made in writing to the Insurance Section, Reading Borough Council, Civic Centre, Bridge Street, Reading, RG1 2LU.

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 & Mrs Needham, 11 Juniper Way