



Mr D White
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10 May 2023

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

Dear Mr White

**RE: PROPOSED WORKS TO TREES AT BRAMLEY, UPPER WARREN AVENUE, READING -
SUBJECT TO TREE PRESERVATION ORDER NUMBER 319.**

Thank you for your application of 3 May 2023, regarding the above, following our pre-submission discussions.

You have provided an Arboricultural Report, dated 12 April 2023, to support your application which lists all intended works; including those exempt from requiring formal approval. The report was also provided prior to submission, the content of which we discussed at some length to determine the work that warranted submission of a tree works application and to confirm which fell under the 'dead, dangerous' exemption.

Your application form helpfully includes all intended work and for clarity, the following are agreed to fall under the 'dead, dangerous' exemption:

- T1 Ash: reduce crown by 3m to mitigate risk from cavity at the base and decay
- T5 Ash: remove this (dead) tree as it is hung up in an adjacent tree
- T6 Yew: fell to ground level due to historic and significant heave in rootball evident, visible flex and bounce in ground on North side due to partial uplift of roots
- T8 Yew: remove due to having failed on rootball and being suspended by crowns of adjacent trees

The intention to remove the deadwood that is within falling distance of the road / properties and sever the ivy on these trees is noted (note Informative 8 in relation to Ivy).

Under Section 206(1) of the Town and Country Planning Act 1990, a landowner is under a duty to replace a tree which is removed because it is dead or dangerous. The duty on the landowner is to plant another tree of an appropriate size and species at the same place as soon as he or she reasonably can.

In this case the Council would expect three replacement trees of a minimum 4-6cm girth and 2.1m high to be planted on the escarpment within the curtilage of Bramley in the planting season (Nov-March) following or at the time of felling, whichever is soonest. Please ensure the replacement is agreed with the Council prior to purchase and planting.

We have had some discussion over replacement species for these already and I understand that Mr & Mrs Oake would like to consider Holly and Ash. The Ash, if it could even be sourced, would not be prudent - as you will be aware the presence of Ash dieback in the UK has resulted in the death and decline of numerous Ash hence it is a species to be avoided. In addition, some of the concern here is that the taller species trees are failing due to the poor soil conditions/depth - Ash is an ultimately very large tree. Holly would be suitable, but it would be good to add diversity so avoid planting 3 Hollies and plant 3 different species instead.

In relation to the work that does not fall under the 'dead, dangerous' exemption, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T9 (yew): reduce height by approx. 4m due to unfamiliar exposure due to the failure of nearby trees (T6 and T8)

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

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. 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.

6. Removal of any dead or dangerous protected tree: This does not require the formal consent of the Council. However you are required to give 5 days notice of the work where it is not an emergency, to allow the Council to agree that the proposed works are exempt from requiring consent. The exception is where works are 'urgently necessary to remove an immediate risk of serious harm', in which case you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

Once felling of a dead or dangerous tree has been carried out, the owner has a duty under Section 201(b) of the Town & Country Planning Act to replant another tree of an appropriate size and species in the same place as soon as they reasonable can. This replacement tree will be covered by the existing Tree Preservation Order. The new tree would be subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.

7. Crown lifting of trees over the footpath and carriageway: If the clearance of vegetation overhanging the highway only involves the removal of branches to give a ground clearance to the statutory heights of 2.7m over the footpath and 5.5m over the road, this does not require formal consent from the Council. You are advised, however, to give notice to the Council of these intended works in order that they can be agreed.

8. 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 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

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 Oake, Bramley, Upper Warren Avenue