



Miss L Smith
Ground Control Ltd
Kingfisher House
Radford Way
Billericay
CM12 0EQ

Frances Martin
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: 221652/TPO
Your Ref:

Direct: ☎01189 374294
andrei.nazare@reading.gov.uk

21 December 2022

Your contact is: **Andrei Nazare, Planning, Development & Regulatory Services**

Dear Miss Smith,

RE: PROPOSED WORKS TO TREES AT PROSPECT PARK HOSPITAL, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 12/10.

Thank you for your application of 3 November 2022, regarding the above.

You applied to carry out various tree works to a large number of protected trees at the above address, however, as was confirmed by my colleague Sarah Hanson's e-mail of 3 November 2022, removal of deadwood and removing dead trees do not require an application. In addition, you have confirmed you wish to remove T127 Oak tree from the application (more details below). Therefore, the tree works remaining to be assessed by this application are the following:

- Scots pine (T83 on Application; part of G4 on TPO) - remove
- Sycamore (T132 on Application; T7 on TPO) - remove

On 24 November 2022 I visited the grounds of Prospect Park Hospital accompanied by my colleague Sarah Hanson and, on behalf of the Hospital, Mr Coenraad Fitzmaurice.

As per the findings of the **Arboricultural Survey Report Ref 84/1704/15/4/2022** by ANB Ground Care Ltd, we confirmed that two **Scots pine trees (T73 and T97 on application, part of G2 and G4 on TPO)** of your application are standing dead, therefore you do not need the council's permission to remove them. I am taking this application as notice of their removal. Once felling of a dead or dangerous tree has been carried out, the owner has a duty under Section 206(1) 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.

In this case the Council would expect two replacement broadleaved trees of a minimum 10-12cm girth and 2.75m high to be planted within Prospect Park Hospital curtilage in the

planting season (Nov-March) following or at the time of felling, whichever is soonest. Please ensure the replacements are agreed with the Council prior to purchase and planting.

With regards to **T83 Scots pine tree (part of G4 on TPO)**, we found that its removal is justified as its condition is poor - a large part of its leader (top) was lost and a tear wound is present. Please see condition 4 below relating to required replacement planting.

We were unable to corroborate the justification for felling the protected **Sycamore tree (T7 on TPO)** growing near the Substation provided by the application. Your application relates this tree to T132 on the Tree Survey. However, it may be that the protected T7 (on TPO) is actually T131 on your application - the Tree Survey results for T131 better reflect the condition of T7 on the TPO, in which case the tree proposed for removal (your T132) is a non-TPO tree. I am attaching an annotated photograph at the bottom of this letter to aid you in removing the right tree. For the purpose of clarity, this decision will refuse the removal of the protected Sycamore tree (T7 on TPO).

Initially, the application included a 20% crown reduction for **T127 Oak tree (T6 on TPO)**. However, the tree survey notes did not provide any reason for this reduction and neither was Mr Fitzmaurice able to do so during the visit. Following the subsequent request for clarification from my colleague Sarah Hanson, you confirmed in your email of 1 December that this tree should be removed from the application - as such we are not including it in this decision.

With regards to removal of deadwood, fallen branches and severing Ivy at the base, I can confirm that you do not need the Council's permission to carry out these works and I am taking this application as notice carrying out these works.

For the reasons stated above, the following proposed works, as detailed in your application and indicated on the accompanying annotated photograph, are refused:

- Sycamore tree (T131 on application; T7 of TPO) - remove

In conclusion I can confirm that the following works, as described in your application, are approved subject to the conditions below:

- Scots pine (T83 on Application; part of G4 on TPO) - remove

For clarity, within this decision the removal of 2 trees has been agreed under the 'dead, dangerous' exemption (T73 and T97) and 1 approved (T83) under this application, as such the Council expects a total of 3 replacement trees, pursuant to condition 4 and 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 Scots pine tree authorised by this consent, one broadleaved tree a minimum of 10-12cm girth and 2.75m tall (at the time of planting) shall be planted within the Prospect Park Hospital curtilage, the species of which shall be agreed with the Natural Environment Team.

The tree shall be planted as close as possible to the removed tree's location, within G4 of the TPO, in order to replace the lost amenity, 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. 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. 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.

5. 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.

6. 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.

7. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

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

Appeals

If you are aggrieved by any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you currently can only make a planning appeal online. You cannot currently apply by post.

For more information go to:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Telephone: 0303 444 5000 or e-mail it to:

treeandhedgeappeals@planninginspectorate.gov.uk

Your appeal should be received within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

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

Yours sincerely,
Andrei Nazare

Andrei Nazare
Assistant Natural Environment Officer

C.c. Mr J Mitchell, ISS, Prospect Park Hospital; Mr Coenraad Fitzmaurice, Prospect Park Hospital

