



Mr N Cantell
Beechwood Treecare Ltd
2 Playhatch Farm Cottages
Playhatch
RG4 9QX

Emma Gee
Interim Executive Director for
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5 July 2023

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

Dear Mr Cantell

RE: PROPOSED WORKS TO ONE NORWAY MAPLE TREE, READING - T3 OF TREE PRESERVATION ORDER NUMBER 73/06.

Thank you for your application of 21 June 2023, regarding the above.

Your application seeks approval to crown lift to approx. 7m to remove the bulky section of crown that is causing problems with the units below, and to reduce the remaining mid and upper crown on the unit's side by approx. 1.25-1.5m - you provided the annotated photograph below to illustrate the proposed pruning:



You have provided 9 reasons you deem as 'credible' to justify the work, including reference to nuisance, acceptability in amenity terms, lack of harm to the tree and that the works will be carried out to good arboricultural practice. You conclude by stating

that the works *'will make a significant difference to client's use and enjoyment of their garden and will help to prevent future conflicts between the trees and the property'*.

Further to my visit on 23 June 2023, with my colleague Andrei Nazare, I have the following comments:

The tree appears to be in good condition and is evidently one-sided to the south due to suppression by adjacent T2 Maple, but where not suppressed it has formed a good crown shape.

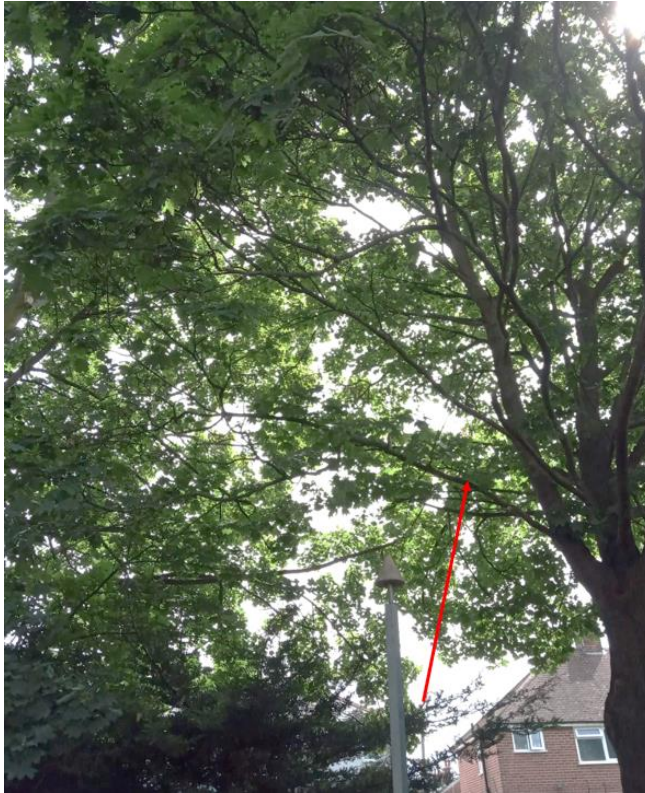
It is acknowledged that pruning the west side of the crown, growing towards the unit, would be reasonable to provide a better clearance and that some crown lifting to provide higher clearance above ground level is also reasonable. However, the extent of pruning proposed, as illustrated in your photograph, is considered to be excessive; over and above that required to alleviate concerns and harmful to the appearance of the tree, resulting in a greater loss of foliage than necessary. However, lesser works are reasonable and have been agreed, as set out below.

In relation to the reasons for the work, the lesser work addresses reasons 1,2,3,4,8 & 9. With reference to reasons 5, 6 & 7, as a general rule, the extent of pruning should be kept to a minimum to achieve the aims thereby limiting the leaf loss, pruning wounds (and their size) and detrimental impact on amenity. Your conclusion mentions that the proposal *'will make a significant difference to client's use and enjoyment of their garden'*, however as this is a commercial premises, I have given this little weight in justifying the proposal.

I can confirm that the following lesser works are approved subject to the conditions below and with reference to the annotated photos below:

T3 Maple:

- Remove one low branch - *this will provide greater ground clearance and remove the lowest section of foliage growing towards the unit.*
- Reduce the west side of the crown (lower and mid canopy) growing towards the unit to give 1-1.5m clearance from the nearest elevation of the unit, pruning to give a flowing crown line with the upper crown.



Low branch to be removed and indicative canopy pruning

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.

If you wish to appeal against the refusal of the proposed works 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-hedges)

If your clients suffer any loss or damage as a result of this refusal of consent, they may be entitled to recover compensation from the Council. If they wish to make a claim they must do so within 12 months from the date of this decision (or, if they 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 J Arva, Koopmans Property Asset Management (via email)