



Mr M Welby
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Emma Gee
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Your Ref:

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21 August 2023

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

Dear Mr Welby

**RE: PROPOSED WORKS TO TWO LIME TREES AT 16 RICHMOND ROAD, READING - T1 & T2
OF TREE PRESERVATION ORDER NUMBER 141/05.**

Thank you for your application of 20 July 2023, regarding the above.

During my site meeting of 3 August 2023, the focus of discussion was primarily on T1 about which Mr Deasy's (at No. 18) concerns relate. In addition to crown lifting and an overall reduction, your application originally included the entire removal of the western stem overhanging the driveway of No. 18 and pruning roots under the driveway of No. 18 prior to levelling and relaying the block paving.

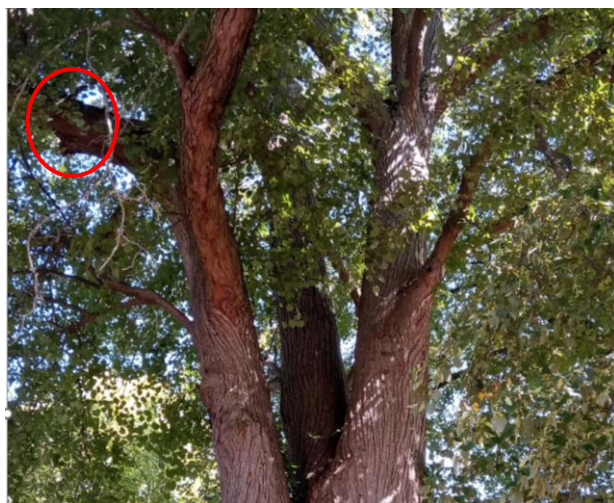
In relation to the stem removal, I explained my concerns over this and that I would be minded to refuse that element of the application, given the resulting detrimental impact on the health and amenity value of the tree. In relation to the driveway, we discussed the possibility of relaying with a surfacing that would be both less impacted by future root activity and which would avoid the need to prune roots, the extent of which was unknown. I completed my visit, leaving discussions about the driveway surfacing between your clients and Mr Deasy.

Your email of 17 August, following your discussion with Mr Deasy and your clients, confirmed the final pruning specification; the change being a proposed lesser reduction of the western limb and omission of root pruning for the driveway given the agreement to remove the block paving and replace with gravel.

The proposed work to T2 did not raise any concern, nor did the general overall crown reduction (and crown lifting) to T1 - these works are considered appropriate to maintain

the trees to a suitable size for their location, whilst still retaining their amenity value and with minimal harm to their health (subject to the timing of the works).

Mr Deasy did raise the possibility of the lesser reduction of the main western limb during the meeting and I expressed concern at the time. The extent proposed is shown in the annotated photograph provided with your email of 18 August, as below (left - green line) which I've provided from a slightly different angle below (right - red line), with a closer photograph of the branch below that:



The reduction back to the point indicated would go against good arboricultural practice, producing a large wound, prone to decay, creating future concern about the integrity of re-growth from that point. It would remove a substantial section of the crown on the

west side, hence reducing the foliage bearing structure, over and above that already resulting from the general overall reduction proposed. It will also have a detrimental impact on the appearance of the tree, hence its amenity value.

As such, the reduction of the western limb, back to the point shown by the green line (above) is therefore **refused**.

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

- T01 Lime - Remove epicormic shoots to 5m above ground level; Crown lift through 360° to give 5m clearance above ground level; Reduce height from 23 m by 4 m to no less than 19 m. Reduce Western and southern spread from 11 m by 4 m to no less than 7 m in radius, leaving a flowing crown line.
The crown lifting works should include reduction / removal of minor growth only, no removal of main branches and wound size should not exceed 5cm diameter
- T02 Lime - Remove epicormic shoots to 5m above ground level. Crown lift through 360° to give 5m clearance above ground level.
The crown lifting works should include reduction / removal of minor growth only, no removal of main branches and wound size should not exceed 5cm diameter

Separate to the tree works application, we discussed the proposed boundary treatment between No.16 & No.18; at the time of the visit, the current fence to be replaced with a wall. Your client has subsequently confirmed that the existing fence is to remain as the permanent boundary treatment.

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. The approved canopy reduction shall be undertaken in mid-late Summer (July - September) when the tree's energy reserves are at their height or during the Winter months of December - January during the period of dormancy.

Reason: Taking into account the tree's phenological cycle and in order to avoid any unnecessary detriment to the tree as a result of the pruning work.

4. 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. 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.
5. Root Pruning: For the avoidance of doubt this consent does not include any root pruning.

If you wish to appeal against the refusal to allow the reduction of the western limb (to the green line indicated) or 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

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

Please note that in the event of any appeal, only the applicant (Orwell Real Estate), or you on their behalf, can submit that appeal.

If your client suffers 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 you/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. Neil Strelitz & Jack Steer, Orwell Real Estate
Joe Deasy, 18 Richmond Road