



Mr J Smith
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15 August 2023

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

Dear Mr Smith

**RE: PROPOSED WORKS TO TREES AT KILNBROOK HOUSE, ROSE KILN LANE, READING -
SUBJECT TO TREE PRESERVATION ORDER NUMBER 41/13.**

Thank you for your application of 15 July 2023, regarding the above.

Further to my site meeting of 11 August 2023 with Sam Cornford, I have the following comments:

The crown lifting of T1 & T2 Silver birch and T3 Eucalyptus appears reasonable to provide a clear vehicular access.

The poor condition of T4 Cherry was noted, as was the poor condition of T7 Cherry, albeit the latter's condition has probably not been helped by the recent ground works around it. In any case, their condition justifies their removal, subject to replacement planting. For clarity, had the condition of T7 been good, it's retention as part of the site's redevelopment would have been expected.

The proposed works to T5 & T6 (Maples) is reasonable as part of normal management of the trees. However, the pruning to T5 Maple includes pruning to provide 1-2m clearance from the building. Given the proximity of the trunk to the building, 2m is considered to remove an excessive amount of canopy from the east (building) side, hence approval has been restricted to 1m and pruning to provide 2m clearance is **refused**.

In relation to G1, as you are aware, this includes 2 Eucalyptus and 1 Birch tree. I understand that the concerns regarding the Eucalyptus relate to its potential toxicity to children; the area around it being proposed for the baby's area of the intended pre-school / nursery for the site. In principle, the removal would not be acceptable for that reason;

the TPO having been in place when your client purchased the site for its intended use, hence the presence of the trees should have been taken into account in that decision. However, the smaller of the Eucalyptus is a poor specimen and the larger is of poor form hence the felling of both is acceptable, again, subject to replacement planting. In relation to the Birch, no such concerns were raised and as this tree provides amenity value to the busy junction and appears to be in good condition, its **felling is refused**.

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

- T1 & T2 Silver Birch - crown lift to 4m above ground level, removing/reducing secondary and tertiary growth only but including one small main branch on T2:



- T3 Eucalyptus - crown lift to 4m above ground level, removing secondary and tertiary growth only but including one small main branch:



- T4 & T7 Cherry - fell,
- T5 Maple - crown lift to 4m above ground level through 360°; prune to provide 1m clearance from the traffic lights and 1m clearance from the building,
- T6 Maple - crown lift to 4m above ground level, removing/reducing secondary and tertiary growth only,

- G1 2 No. Eucalyptus - fell

In relation to replacement planting, this is required as detailed in condition 4 below. This was discussed on site with reference to the two locations indicated on the plan submitted with the application. The landscape strip on the north boundary with Cadogan House is fairly narrow hence widening this to accommodate sufficient soil volume for new trees is likely to be required. In relation to the east / A33 boundary, planting here would be beneficial for pollution filtration reasons given the intended use of the site and that it sits within the designated Air Quality Management Area, i.e. where air pollution is higher. Works to provide sufficient soil volume will also be required here.

Details of the replacement trees will need to be agreed and it was suggested that the landscaper already in place incorporates these as part of their overall design - I advised that I was happy to discuss the matter directly with them. The overall landscape design would benefit from vegetation on all boundaries given the high level of pollution in this locality.

In order to implement the intended plans for the external spaces, some ground works will be required within the Root Protection Area of retained, protected trees. Whilst the building works may fall under 'permitted development' this does not override the TPO, hence discussions are required to agree these works in order that it can be demonstrated that they will not harm the protected trees. Details of any changes within the Root Protection Areas of retained trees - ground level changes, intended surfacing and methods of installation - should be forwarded to the Natural Environment Team for comment:

planning.naturalenvironment@reading.gov.uk

I expressed concern over the intended artificial turf within the baby's area (under T5 Maple and G1 Birch) in view of the detrimental impact this can have from its implementation and the resulting reduction in water into the soil, gas exchange to & from the soil, heating of the soil (and associated impact on the soil microfauna & conditions for root growth), i.e. that it is likely to impact the future health of the trees. I would welcome comment from Origen Developments on that given the protected status of the trees.

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 four trees authorised by this consent, four replacement

trees of a minimum 10-12cm girth and 3m in height (at the time of planting) shall be planted within the curtilage during the planting season (Nov-March) following or at the time of the felling of the trees, whichever is soonest. The species and locations 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. 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. 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.

If you wish to appeal against the refusal to allow the felling of G1 Silver birch or against the refusal to allow pruning of T5 Maple to give 2m clearance from the building, 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/guidance/tree-preservation-orders-and-trees-in-conservation-areas)

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 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. Sam Cornford, Origen Developments