



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

Emma Gee
Interim Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
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Our Ref: 230958/TPO
Your Ref:

Direct: ☎01189 372440
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2 August 2023

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

Dear Mr Cantell

RE: PROPOSED WORKS TO TREES AT 1 DELLWOOD PARK, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 16/15.

Thank you for your application of 10 July 2023, regarding the above.

Further to my meeting on site with Mrs Rodriguez on 28 July 2023, I have the following comments:

There were no issues with the proposed works to the Lime (T1 of application; T10 of TPO) or Horse chestnut (T3 of application; T7 of TPO).

In relation to the Cedar (T4 of application; T9 of TPO), on top of the crown lifting proposed, I discussed a tip reduction of branches growing north and north-east as they are becoming over-extended and growing into the adjacent Douglas fir (T2 of TPO). I explained the benefit of the work to reduce the weight on the limbs and that it is prudent to manage the tree as such - as you will appreciate, if this type of work is commenced when Cedar in the late mature stage, there is often only growth on the ends of the branches, leaving little to reduce without impacting the sustainability of the branch. Creating a gap between the canopy of the Cedar and Douglas fir will also allow a little more light into the garden. We also discussed the removal of one low limb. Additional work has therefore been added to the application.

With regards to the other Lime (T2 of application; T8 of TPO) for which felling is proposed, I discussed the unacceptability of this with Mrs Rodriguez, which she accepted. The Lime is part of the group of trees which have grown up together and forms part of the tree coverage of Dellwood Park, which gives it its verdant nature. The consideration of which trees to retain was made when Dellwood Park was built and the suitability of this

Lime for inclusion in a TPO is not considered to have changed since then.

With reference to the reasons you have put forward in support of the felling, alternative pruning can be carried out (as approved below) to *'prevent future conflict with the building and patio areas'* (reason 1). The Lime did not appear to be dominating the other trees and given the number of trees in the garden it is not reasonable to cite the Lime alone as a cause of blockage of *'a huge amount of light'* (reason 2). I am not convinced that the removal of the tree will have an entirely *'positive long-term impact on the sustainability of the trees around it'* (reason 4) as the central group have grown up together; the removal of the Lime leaving the Horse chestnut, at least, exposed. In terms of amenity value (reasons 3 & 5), this was considered in a previous appeal against the Council's refusal to allow the felling of T8 and T10 Limes of the TPO (in 2003) - ref GOSE/107/1/READ/13. The Inspector in that case considered that both Lime trees contributed amenity value to Dellwood Park and Kidmore Road, one having significant amenity value as an individual (T10) and the other having significant amenity value as one of a group (T8). He also concluded that other nearby trees would not replace the amenity if these trees were removed. I do not consider that this view has changed, from the Council's perspective anyway.

In conclusion then, the felling of Lime (T2 of application; T8 of TPO) is REFUSED.

Lesser works are approved below and include a crown reduction, to be consistent with that approved in 2017 (application ref 170965/TPO).

I can confirm that the following proposed works are approved subject to the conditions below:

- Lime (T1 of application; T10 of TPO) - crown lift to approximately 5m through 360° by removing secondary growth and epicormic growth only, where possible
- Horse chestnut (T3 of application; T7 of TPO) - crown lift to approximately 5m through 360° by removing secondary growth only, where possible
- Cedar (T4 of application; T9 of TPO) - crown lift to approximately 5m through 360° by removing secondary growth only, where possible; remove one low limb growing north-east over the garden; tip reduce over-extended branches growing north and north-west back to suitable growing points to bring in line with main crown and create a gap between the Cedar and adjacent Douglas fir canopies. *Please refer to indicative, annotated photographs at the end of this letter as guidance.*
- Lime (T2 of application; T8 of TPO) - crown lift to approximately 5m through 360° (approx. to main crown break), crown reduce back to previous reduction points (created in 2017). *Please see annotated photograph below provided in 2017 (so not reflecting the current crown) as guidance - due to the current density of foliage it was not possible to see, hence annotate, the previous reduction points on the current crown.*

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 to Lime (T2 of application; T8 of TPO) 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. 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

If you wish to appeal against the refused of the felling of Lime (T2 of application; T8 of TPO) 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-woodland/tree-preservation-orders)

If you suffer any loss or damage as a result of this refusal of consent, you may be entitled to recover compensation from the Council. If you wish to make a claim you must do so within 12 months from the date of this decision (or, if you 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. Mrs Rodriguez, 1 Dellwood Park

Lime (T2 of application; T8 of TPO) - crown reduction as indicated in 2017:



Cedar (T4 of application; T9 of TPO):



Low branch to be removed

Indicative tip reductions:

