



Mr A Archer
Emmbrook Court Ltd
42 Emmbrook Court
Reading
RG6 5TZ

Frances Martin
Executive Director for
Economic Growth and
Neighbourhood Services

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Our Ref:221225/TPO
Your Ref:

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24 October 2022

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

Dear Mr Archer

RE: PROPOSED WORKS TO TREES AT EMMBROOK COURT, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 193/07.

Thank you for your application of 17 August 2022, regarding the above, with supporting tree survey Ref SN/TCS-01/04.10 dated 25 October 2021 from Tree Surveys.

Further to our site meetings on 22 September and 7 October, the latter with Steve Noble of Tree Surveys, I have the following comments:

During my first visit, we looked at all the proposed works, discussed the lack of work to T43 Horse chestnut (despite the decay detection results), the specifics of the reduction of T23 Horse chestnut, the lack of works to T24 (dead Horse chestnut - on survey but not on application) and we added works to T25 Oak to provide clearance from the adjacent young Wellingtonia, which is currently being suppressed. In relation to the trees on the southern boundary (overhanging the Woolacombe Drive properties), you advised (as the application form was not clear) that you would like to have these pruned to 0.5m inside the Emmbrook Court boundary and to just above gutter level. Given the proximity of the trunks to the boundary, such a reduction would effectively be back to the trunk - this is a general observation as the trees vary along the boundary. Whilst it is reasonable to ensure clearance to the properties, the suggested reduction was deemed as excessive, hence is refused. A lesser reduction is approved, as detailed below. We established that T5054 (multi-stemmed Sycamore) has already been removed - this was not included in the TPO.

During the second visit we discussed works to T48 Horse chestnut and T75 Ash as both had recommendations to 'reduce end weight' but with no specific amount given. In relation to T48, we viewed this from the other side of Shinfield Road and concluded that 1) its

lean was historic and due to an adjacent (now removed) tree and 2) that the foliage bearing canopy was small with little scope to reduce it without causing harm to the tree, particularly given the stress this species is already under - we also noted that the tree was coming back into leaf despite the date, which is not positive. It was agreed with Steve that no works would be done to the tree, particularly as no arboricultural concerns were raised in the survey to justify a reduction. In relation to T75, Steve agreed with the suggested selective branch reduction to provide 5-6m clearance from the building - this would focus on the lower canopy which extends further, effectively bringing it back to the main crown line. We established that the dominant growth on one side was due to suppression from the adjacent (now removed) Hornbeam.

All trees below are within W1 Woodland of the TPO - the tree numbers referred to are from the tree survey.

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

- T5052 multi-stemmed Ash in south boundary - fell due to multiple fungal brackets at the base.
- T3 Yew - crown lift to provide 4-5m above the road, removing minor growth only.
- T25 Oak - remove two lowest branches growing towards Wellingtonia (see photograph below).
- T48 Horse chestnut - reduce to approx. 15 pole (just below the kink in the trunk) due to extent of decay present.
- T75 Ash - selective branch reduction to provide 5-6m clearance from the building
- T84 multi-stemmed Ash - reduce back to previous reduction points (please note Informative 3).
- Trees on southern boundary with Woolacombe Drive houses - prune to provide 2m clearance from the properties, back to suitable growing points.
- Trees surrounding the drain pit on southern boundary - remove all trees on the slopes. [trees around the perimeter of the pit to be retained]

The intended felling of T7 (dead, twin-stemmed Willow) is noted.

In relation to T24 (dead Horse chestnut), we discussed that a reduction, by approximately one half in height, would be prudent to avoid damage to adjacent trees if/when the tree or part of it fails.

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 T84 Ash 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

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 to allow the proposed reduction of the trees on the southern boundary 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 5570

E-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

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

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



T25 Oak