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7th February 2022

Your contact is:

Sarah Hanson, Planning

Dear Mr. Smith,

RE: PROPOSED WORKS TO A BEECH TO THE FRONT OF 40 REDLANDS ROAD, READING, BERKSHIRE- T1 OF TREE PRESERVATION ORDER NUMBER 99/01.

Thank you for your application dated 24th January 2022, regarding the above.

Further to the Council's Arboricultural Consultant's visit on Tuesday 1st February 2022, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

Approved Tree Works:

T1 - Beech

- Selectively reduce crown by 2 metres using nearest suitable reduction points.

Officer notes

The Council has assessed the impact of the proposed pruning works on the health of the Beech and on the wider local amenity of the trees, also taking into account the close proximity of this large tree to the adjacent residential properties.

The tree owner is advised that Reading Borough Council would rarely consent to a complete reduction of a healthy protected tree and on this occasion, the Beech appears to be a healthy tree with good form and physiological health.

However, it is also noted that the tree is growing very close to the adjacent residential building which has been split into flats and the canopy is in direct contact with the building, blocking light for a number of individual properties.

The proposed canopy reduction of 2m equates to a minor reduction of the overall canopy volume for the tree, mostly shortening the outer, elongated branch tips which will go some way to reducing the overbearing nature of the tree in relation to the adjacent residential properties.

The reduction works as specified will ensure a high number of growth tips are retained lower in the canopy and pruning cuts will be kept small in accordance with BS:3998 'Tree Works Recommendations'. T1 (Beech) is in good health and is expected to recover favourably following the tree works.

You are advised that this consent does not imply that further or repeat reductions to the tree's canopy will be permitted. Any future applications to carry out works to the tree will be considered on its merits taking into account the health and condition of the tree at the time of application.

Conditions

1. 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

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

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 to trees.

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

If you are aggrieved by any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you currently can only make a planning appeal online. You cannot currently apply by post.

For more information go to:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Telephone: 0303 444 5570 or e-mail it to:

treeandhedgeappeals@planninginspectorate.gov.uk

Your appeal should be received within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

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

cc. Mr Michael Dover, Capstone Management