



Mr B Abbatt
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Frances Martin
Executive Director for
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Your Ref:

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1 September 2022

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

Dear Mr Abbatt

RE: PROPOSED WORKS TO TREES AT LYEFIELD COURT AND THE CONIFERS AND AT 'BRINDLES' KIDMORE END ROAD, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBERS 74/13 AND 73/13 RESPECTIVELY.

Thank you for your application of 3 August 2022, regarding the above and subsequent email of 1 September 2022 clarifying a few matters.

Further to the site meeting of 16 August 2022 with Ken Legg and my colleague Andrei Nazare, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- Hornbeam (T10 of application; G1 of TPO 74/13) - reduce north (former golf club) side by 3-4m, back to suitable growing points.
- Douglas Fir (T17 of application; G1 of TPO 74/13) - Selective tip reduction of approx. 20 overlong branches standing outside the main canopy edge to a horizontal radial branch length of approx. 4m to reduce potential for branch failure, as indicatively shown on photographs at the end of this letter.
- Douglas Fir (T23 of application; G1 of TPO 74/13) - Selective tip reduction of approx. 20 overlong branches standing outside the main canopy edge to a horizontal radial branch length of approx. 4m to reduce potential for branch failure, as indicatively shown on photographs at the end of this letter.
- Chestnut (T28 Whitebeam of application; T5 Sweet chestnut of TPO 74/13) - selective branch reduction to clear building by 1.5m to prevent structural damage.
- Sweet chestnut (T31 of application; T3 of TPO 73/13) - Reduce south branch to limit overhang of The Conifers (bin store area) to 3m from the boundary fence.
- Beech (T39 of application; T2 of TPO 74/13) - Crown reduction to approx. 9m with

a horizontal radial canopy spread of approx. 4m, pruning back to previous reduction points, to create and maintain a reasonable relationship between the tree and the built structures as previously implemented.

- Noble Fir (T43 of application; T3 of TPO 74/13) - crown lift to 3m above ground level to allow access.

Refused works

- Hornbeam (T10 of application; G1 of TPO 74/13) - Remove.

The suppressed nature of the tree and its lean to the north (over neighbouring land) was noted. However, it appeared in good physiological condition and no defects, other than the lean, are noted in the survey. The tree forms part of the group (G1) of the TPO forming a useful screen between Lyefield Court and the adjacent land (soon to be under construction for a new housing development). The removal of the tree is not considered to be justified, however, works are reasonable due to its form, as approved above.

Non-TPO trees & exempt works

The following trees on your application are not protected:

T4 Pine

G21 2no. Purple Plum

T24 Lime

As you are aware, in acknowledging your application, I provided a list of the protected trees against those in your survey (ref my email of 4 August 2022) - please note that Douglas Fir (your T17) was missed off this list but is included in TPO 74/13 hence is in the approved works above.

From my list you will note that many more trees than those on your application, hence listed in the approved works above, are protected, but I note no works are proposed to those other than the severing of Ivy and removal of dead wood, which is noted (no formal approved required).

Other matters

My acknowledgement email of 4 August also mentioned several replacement trees that had been planted but were not on your survey. The site visit confirmed that the replacements (one Silver birch for T7 Pine and one Oak for T20 Oak) were no longer in place. I discussed replacement locations with Mr Legg and I understand that these will be planted in the forthcoming planting season (Nov 22- Mar 23). For clarity, a stock size of minimum 8-10cm girth and 3m in height will be expected; it is recommended to provide a mulched zone around each tree (1m diam) and it will be necessary to provide regular watering (approx. 20 litres weekly) over the first two growing seasons to aid establishment.

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

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 please give notice 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', please 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. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

7. Prior to the severing of well-established Ivy at the base of the tree, it would be prudent

to carry out an assessment of whether any of the stems of the Ivy are forming a natural brace above a suspected bark-included union

If you wish to appeal against the refusal of the felling of Hornbeam (T10 of application; G1 of TPO) 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

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. Mr & Mrs Legg, Cognatum Estates, Lyefield Court & The Conifers



Douglas fir – T17 of survey; G1 of TPO 74/13



Douglas fir - T23 of survey; G1 of TPO 74/13

Indicative pruning of two Douglas fir, as per approved works.