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Mr Alexander Walsh
42 Mill Green
Caversham
Reading
Berkshire
RG4 8EX

Our Ref: 211889/TPO
Your Ref:

Direct: ☎01189 372440
sarah.hanson@reading.gov.uk

25th January 2022

Your contact is:

Sarah Hanson, Planning

Dear Mr. Walsh,

RE: PROPOSED WORKS TO A BEECH ON LAND AT 42 MILL GREEN, CAVERSHAM, READING, RG4 8EX - PROTECTED AS T1 OF TREE PRESERVATION ORDER NUMBER 149/06.

Thank you for your application dated 21st November 2021 which was validated on 22nd November 2021, regarding the above.

You have applied to prune the large Purple Beech to the front of your property by removing four lower branches and epicormic growth in order to alleviate excessive shading in relation to your property.

The Council's appointed Tree Consultant, Sarah Duckworth, visited your property on Thursday 20th January 2022 to view the tree and assess the expediency of the works. Ms Duckworth has noted that the Beech is a significant mature tree growing close to your property. Outer branch tips on the north side of the tree are growing close to and over the property. Although access to the base was restricted by dense vegetation, where accessible, the base was in a good condition, the tree's bark intact and there were no fungal fruiting bodies evident, or defects noted. The tree has a large, broad canopy and good and even bud density which indicates good physiological health.

The work you have proposed to undertake would result in the removal of four larger, low branches creating sizeable pruning cuts on the trunk of the tree which will act as entry points for decay causing pathogens. The work is unlikely to cause any notable, long-term improvement to the shade created by the tree in relation to your property and would not reduce the overall proximity of the tree's outer canopy to the house.

Low branches in a tree's canopy have a dampening effect on tree movement and the

removal of these branches can change the movement of the upper crown in high winds and increase the associated risk of branch failure. The works therefore have the potential to cause harm to this significant tree without any tangible benefit for you as the homeowner in reducing shade to your property.

For these reasons the proposed pruning work is considered contrary to arboricultural good practice and your application to remove the four low branches is refused.

The Borough Council recognises that this tree is a large specimen growing very close to residential property and its canopy creates significant shade to the residential property. The Council therefore grants consent to an alternative specification of tree works. These works are intended to increase the gap between the outer canopy and the residential dwelling. It will also raise the outer canopy thus improving lower light levels to the property. The works are considered minor pruning works which will not cause any long-term detriment to the health or wider amenity value of the tree.

Further to the Council's Tree Consultant's visit on Thursday 20th January 2022, I can confirm that the following works are approved subject to the conditions below:

Approved Tree Works

Purple Beech

- Reduce north side of canopy (in the direction of 42 Mill Green) by 3-4m using nearest suitable reduction points to create reasonable canopy clearance to the property. Cuts should be graded into the surrounding canopy to create a sympathetic and natural-looking canopy shape.
- Crown lift outer canopy by 2-3m removing or reducing smaller secondary branches and branch tips only, as appropriate to avoid leaving stub cut branches. In all cases, pruning cuts shall not exceed 50mm diameter.
- Remove occasional epicormic shoots on main trunk up to 5m above ground level (very minor works).
- Remove deadwood

Conditions relating to the approved works

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. 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 are aggrieved by the refusal of consent to remove the four lower branches as per your application, or against any of the conditions attached to your consented works, 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 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