



Mr Akbar Ali
41 Eastern Avenue
Reading
RG1 5RX

Frances Martin
Director for Economic Growth
and Neighbourhood Services

Civic Centre, Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 221035/TCA
Your Ref:

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

22 August 2022

Your contact is:

Sarah Hanson, Planning & Building Control

Dear Mr Akbar Ali

RE: PROPOSED WORKS TO TREES AT 41 EASTERN AVENUE, READING - SUBJECT TO CONSERVATION AREA STATUS.

Thank you for Tree Works Notice of 13 July 2022, relating to the above, following my visit of the same date.

I can confirm that the Council have no objections to the following proposed tree work:

- Lime tree on tree boundary - fell (see comments below)
- Oak on rear boundary - remove 3 low branches growing over neighbour's garden back to source, as indicated below (the torn stub and dead branch can also be removed)



Dead branch & torn stub

3 small branches to be removed back to source

In relation to the Lime, as you are aware there is decay in the lower portion of the trunk hence the tree is not considered worthy of inclusion in a Tree Preservation Order (TPO), the service of which is the way the Council would object to its felling. Please note, however, that the fact it is not worthy of inclusion in a TPO does not necessarily mean that it needs to be felled at this point in time. If you wished to reconsider, further arboricultural advice could be obtained to determine if the tree is safe to retain, subject to cyclical re-pollarding. Advice on finding a suitable professional can be found on our website: [Trees - Reading Borough Council](#). The loss of the tree is unfortunate on top of the Lime that failed earlier this year and significant other vegetation that has been removed, a letter about which will be sent to you separately in due course.

I would encourage you to plant a replacement tree for the Lime, if felled. The Council adopted its second Tree Strategy last year, one aim of which is to increase canopy cover the Borough. Conservation Areas are priority areas for tree retention and planting as trees contribute to the verdant nature of such areas - a loss in canopy cover thereby denuding the area. In addition, the Council's Local Plan designates a 'green link' (with reference to policy EN12) along the rear boundary of your garden (starting at No. 39), going south along the boundaries with the Hamilton Road gardens. This recognises the importance of trees and other vegetation in its contribution to wildlife and biodiversity. The considerable vegetation removal undertaken since you took ownership of the property has made a marked difference, to the detriment of the Conservation Area and functioning of the 'green link', hence replacement planting, for the Lime and other vegetation, would go some way to mitigating the negative impact of the works done thus far and, I'm sure, would also be welcomed by your neighbours.

I am aware from liaising with neighbours that there may be a question as to where the rear boundary lies, hence whether the tree is entirely within your boundary or partly within your neighbour's boundary. I would suggest that you liaise with your neighbour to the rear in Hamilton Road (No. 68) to satisfy both parties on boundary position, hence tree ownership, before you carry out any work. Please note Informative 2 below.

In relation to the Oak, during our meeting of 13 July 2022 I expressed concern over the reduced soil level around the roots, leaving them exposed, which is likely to be detrimental to the tree's health and leaves the roots vulnerable to damage. You confirmed during our meeting that you would cover these up, however, I am advised by neighbours that this has not happened. Please arrange this as soon as possible - the use of mulch would be beneficial as well. Any decline in the tree's condition, as a result of any root damage / death caused by the recorded ground level changes, could impact the safe retention of the tree hence leave you liable if the tree, or part of it, were to fail and cause damage. Failure to reinstate the ground level may also be considered as a deliberate intention to cause harm to the tree and taken into account if the tree's condition declines.

This decision is valid for two years from the date of this letter, after which it lapses.

No works should be carried out within 6 weeks of the date of your notice, i.e. before 24 August 2022.

Informatives

1. 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 060 3900; enquiries@naturalengland.org.uk

2. 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 letter 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.

3. Root Pruning: For the avoidance of doubt the below ground parts of a tree are subject to the same restrictions as above ground parts, hence no root pruning should take place without prior Notification (Section 211 Notice) and should only be considered following professional advice as it can affect the stability of the trees.

4. It is recommended that all tree surgery be in accordance with BS 3998: (2010) 'Tree Work - Recommendations' to ensure that all works are carried out in an acceptable arboricultural manner

5. Climbing spikes should not be used whilst undertaking any form of works on living trees, except on trees to be felled.

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. Meharban Hussain, 60a Eastern Avenue