



Mr. Nathan Cantell
Beechwood Tree Care Ltd
2 Playhatch Farm Cottages
Playhatch
Reading
Berkshire
RG4 9QX

Frances Martin
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
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Our Ref: 220144/TPO
Your Ref:

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

14 March 2022

Your contact is: Sarah Hanson, Planning

Dear Mr. Cantell,

**RE: PROPOSED WORKS TO FELL AN ASH TREE AT 8 PICTON WAY, CAVERSHAM, READING
- SUBJECT TO TREE PRESERVATION ORDER NUMBER 40/003.**

Thank you for your application dated 2nd February 2022, regarding the above.

Further to the Council's appointed Tree Consultant's visit on 3rd March 2022, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

Approved works

- Ash - Fell to ground level

Officer Notes

The reasons given for the removal of the tree in your application are due to 'probable Ash dieback and subsidence'. Having reviewed the information provided in your application, there is insufficient evidence to support the claim that the tree is responsible for any subsidence damage to the property at this time.

However, the Council's representative has visited the property to view the tree and found it to be a low-grade specimen with an asymmetrical canopy and apical decline (dieback) in the outer canopy. There is a profusion of epicormic growth lower in the canopy which is symptomatic of early Ash Dieback Disease.

The Council therefore grants consent for the removal of the tree as it has a limited life

expectancy and no longer meets the criteria for inclusion in the Tree Preservation Order.

The Council will not condition replacement planting on this occasion as there are a number of Oak trees still growing at the front of the property which would suppress any new planting and a replacement tree would be unlikely to thrive in this location. If, however, your client wished to consider whether there was space elsewhere within the curtilage for a small sized tree, that would be positive to help minimise canopy cover loss in view of our Tree Strategy aim to increase canopy cover.

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

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. 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 wish to appeal against 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 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

cc. Sarah Foley, 8 Picton Way, Caversham, Reading RG4 8NJ