



Mr David White
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Our Ref: 211564/TPO
Your Ref:

Email: lee.garner@reading.gov.uk

Date: 25th October 2021

Your contact is:

Lee Garner, Planning

Dear Mr White,

RE: PROPOSED WORKS TO TWO LAWSON CYPRESS TREES WITHIN LAND AT 4 THE MOUNT, CAVERSHAM, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 146/001.

Thank you for your application dated the 20th September 2021 and your supporting 'Proposed work on TPO trees at 4 The Mount, Caversham RG4 7RU' Statement dated 19 September 2021, regarding the above.

Your supporting document explains that the proposed tree removals are for the purposes of creating a new access point from The Mount. As such an access would require planning approval (The Mount is a classified Road) it would be inappropriate for us to agree to removal of healthy TPO trees of amenity value in the basis of a new access which as yet has not (and may not) obtain planning approval. However, we have processed the application, focusing on the condition of the trees given the issues raised within your Statement in this regard.

Further to my visit on the 28th September 2021, I have the following comments:

The Lawson Cypress trees (T15 & T16) are both considered poor individuals in their current location. Ivy has smothered T15 and has been present for many years, which has limited its growth and effected its form. The second tree (T16) holds a branch union defect (included union), which would not benefit from pruning works and therefore its removal and replacement is supported.

Their removal and replacement is considered proactive in addressing concerns for tree health/condition and securing suitable tree planting that will be viable and provide sustainable tree canopy cover for the future.

I can therefore confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

Lawson Cypress (T15 of TPO 146/001(Designated as T1 within application))

- Fell and replace

Lawson Cypress (T16 of TPO 146/001 (Designated as T2 within application))

- Fell and replace

The Lawson Cypress (Designated as T3 within report) highlighted for removal, is not included within the Tree Preservation Order. The tree is considered to be a poor individual and smothered by ivy. This tree is not considered suitable for retention under a TPO.

The planting area proposed for replacements will need to incorporate a suitable planting pit/area to accommodate 2 new trees. Soil environment & volume needs to be suitable within the proposed planting area in order to enable the replacements to thrive. If planning approval for the new access is sought, allocating space for the replacement trees will need to be ensured. This area may need to be protected during the construction process (if a new access is permitted) or remediated on completion prior to the tree planting.

Two replacement Irish Yew trees are proposed as replacements. We do not consider these to be appropriate due to their form (limited canopy spread) and their slow growing nature - both factors would not assist in replacing canopy lost from the felling of the Lawson cypress. Replacements are required by condition 3 below which is left open for further discussion on species.

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. Following the felling of the trees authorised by this consent, two replacement evergreen trees of a minimum 2m in height shall be planted within the front garden during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The species shall be agreed with the Natural Environment Team prior to purchase and planting.

Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'

Should the replacement tree be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Reading Borough Council Natural Environment Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reason: To retain the present visual amenity value of the area and ensure continuity of tree coverage.

Informative(s)

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

3. Tree(s) 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.

If you wish to appeal against any of the conditions attached to this consent, 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

If you require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

Lee Garner

Lee Garner
Consultant Assistant Natural Environment Officer

Cc: Mr & Mrs McKenna, 4 The Mount, Caversham, RG4 7RU