



Mr. Garner
Tree Assessments UK
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Frances Martin
Executive Director for
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Our Ref: 210324/TPO
Your Ref:

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15th April 2021

Your contact is: **Andrei Nazare, Planning**

Dear Mr. Garner,

RE: PROPOSED WORKS TO TWO LEYLAND CYPRESS TREES AND ONE YEW TREE AT 120 KIDMORE ROAD, CAVERSHAM, READING - PART OF G2 OF TREE PRESERVATION ORDER NUMBER 393/06.

Thank you for your application of 27th February 2021, regarding the above.

Further to my colleague Sarah Hanson's visit on 8th April 2021, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below and with reference to the submitted Arboricultural Report:

Leyland Cypress (part of G2 on TPO, T1 of application)

- 1) Selectively prune by undertaking a crown lift to the height of the garage ridge, by removing 1st and 3rd lowest branches. With the ultimate result in creating height clearance to ridge height.
- 2) Selectively prune by undertaking a tip-reduction of remaining canopy (secondary branches), extending over the garage by 1 metre from garage wall.
- 3) Also remove dead/snapped branches back to suitable pruning points.

Leyland Cypress (part of G2 on TPO, T2 of application)

- 1) Selectively prune by undertaking a crown lift to the height of the garage ridge (in line with T1), by removing 6 lowest branches.
- 2) Selectively prune by undertaking a tip-reduction of remaining canopy (secondary branches), extending over the garage by 1 metre from garage wall.
- 3) Also remove dead/snapped branches back to suitable pruning points.

Yew (part of G2 on TPO, T4 of application)

1) Crown lift by removing the first 5 lowest branches extending into property, back to suitable pruning point, resulting in a clearance of 3.5m above ground level.

The dead and hanging branch on the cypress was noted along with significant minor dead wood. As explained by Sarah, the owner has a 'duty of care' under the Occupier's Liability Act 1957 to ensure that his trees do not pose an unacceptable risk to people or property. In order to meet with this duty, tree owners should have their trees inspected on a suitably regular basis by a suitably competent person and should then carry out recommended works (subject to TPO consent where required). Failure to meet with this duty is likely to result in the owner being found negligent if an incident were to occur. If you do not feel that the owner is taking his duty seriously (you advised that communication had broken down), it would be prudent to remind him of this. I would expect such a duty to include carrying out tree works required for health and safety reasons, e.g. removal of dead wood and broken branches. Anything else would be at his discretion.

Your application included proposed felling of one Yew tree (your T4 on the boundary of 120 Kidmore Road and 5 Charlotte Close) which is not covered by a Tree Preservation Order, therefore you do not need formal Council approval to fell this tree.

In order to mitigate the impact of climate change, maintain or increase canopy cover throughout the borough, reduce air pollution and heat islanding effects, the council encourages replacement planting for all lost trees. By provisioning, voluntarily, replacement planting for the lost tree, the applicant futureproofs the availability of a healthy tree stock for generations to come and maintains the verdant character of the neighbourhood.

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 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.

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.

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,



Andrei Nazare
Assistant Natural Environment Officer

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