



Laura Smith
Ground Control Ltd
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Frances Martin
Executive Director for
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Our Ref: 201189 / TPO
Your Ref:

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23rd September 2020

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Ms Smith,

RE: PROPOSED WORKS TO TREES ON LAND AT TESCO'S, PORTMAN ROAD, READING RG30 1AW - SUBJECT TO TREE PRESERVATION ORDER NUMBER 46/02 AND 103/03.

Thank you for your application dated 24th August 2020, regarding the above.

You have applied to carry out a crown reduction on all Lime trees within the linear group of trees to allow light to neighbouring properties at Chester Street following complaints. The proposed reduction equates to a reduction in height and width - approx. 4m (25-30%) to form new pollarding points.

My understanding is that this work is proposed to address complaints from neighbours with regards to light issues and that there are no overriding health and safety reasons to justify the work at this time. If this is not the case, please provide further information to support the condition of the trees. In response to your application, I went to view the trees on Monday 14th September 2020 and the trees were viewed from Tesco's carpark and Chester Street only.

The Lime avenue was included in a Tree Preservation Order in recognition of the collective high amenity value of the trees and the importance of this tree group to the local landscape character.

The southern end of the avenue is located in an area of the Borough identified as an Air Quality Management Area where retention of large canopy trees is of greater importance.

Furthermore, the trees are growing directly within Battle Ward which has a low canopy cover, less than the 12% canopy cover which the Borough Council wishes to achieve in the new Tree Strategy.

The trees are visible in far reaching views on the approach along Portman Road and as a backdrop to building in views from the Oxford Road, both of which are designated 'Treed corridors' within the Borough's adopted Tree Strategy. The Borough Council seeks to preserve and enhance the trees in areas with limited tree cover and along these designated 'Treed Corridors' with a commitment to protect the existing trees.

I have estimated that most of the trees are currently between 12 and 18m (33-53ft) in height. The proposed 4m reduction would represent a large reduction in the trees' height and significantly reduce the amenity of the trees as viewed in the wider landscape. Due to the orientation of the canopy in relation to the property, the proposed work is not expected to result in any significant or long-lasting reduction in the shading cast by the trees towards the neighbouring dwellings.

The pruning work would create multiple pruning cuts within the structural framework of the tree which will provide entry points for decay pathogens. Following the reduction, the trees would need to be regularly maintained in a reduced form as any regrowth will have a weaker attachment to the parent branch and more prone to fail. Consequently, any detriment to the amenity of the trees in the local area would be long lasting.

In view of the above considerations, the Borough Council considers the work you have applied for would be detrimental to both the health and amenity of the trees and your application has been refused.

If you wish to appeal against the Council's decision on this matter, 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

Email: treeandhedgeappeals@planninginspectorate.gov.uk
Tel: 0303 444 5570

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

A handwritten signature in black ink, appearing to be 'SD' with a stylized flourish at the end.

Sarah Duckworth
Consultant Assistant Natural Environment Officer

cc. Mr. Small, on behalf of residents at Chester Street (via email)