



Mr S Wells
Connick Tree Care
New Pond Farm
Woodhatch Road
Reigate
RH2 7QH

Frances Martin
Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices, Reading, RG1 2LU
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Our Ref: 200820/TPO
Your Ref:

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16 July 2020

Your contact is: Sarah Hanson, Planning and Building Control

Dear Mr Wells

RE: PROPOSED WORKS TO ONE PURPLE MAPLE AT RIVERVIEW CARE CENTRE, RODWAY ROAD, READING - T1 OF TREE PRESERVATION ORDER NUMBER 45/13.

Thank you for your application of 16 June 2020, regarding the above.

Further to my site meeting of 8 July 2020 with Ms Archbold, I have the following comments:

The tree in question is T1 of the above TPO and T3 of your application and is situated in the internal garden of the Centre. It is a specimen of good shape and form and appears in a healthy condition.

Your application sought consent for:

Reduce length of all branches by 2 metres ensuring natural shape and balance typical of species is maintained where possible.

An email of 17 June 2020 from Zoe Hazelden of Connick Tree Care confirmed that the work proposed was an 'overall crown reduction by up to 2 metres on the height and sides, back to historic reduction points'.

During my visit, historic pruning points were not evident. The northern side of the canopy is in close proximity to the building and the eastern side slightly overhangs the neighbouring garden (939 Oxford Road). Pruning to improve the relationship with the building and

neighbour is reasonable and it was agreed on site that pruning to provide 2-3m clearance from the building and boundary would be sufficient.

There does not appear to be a reason to prune the canopy on the south or west sides and a height reduction has not been justified and would reduce the amenity value of the tree to the immediate locality; the canopy just being visible from Oxford Road above the building at the moment. Pruning of the south and west sides and of the height is therefore refused.

I suggested crown lifting during my visit as the branches are fairly low to the ground, hence this has been added to the application.

I can confirm that the following works, as amended on site, are approved subject to the conditions below:

- Purple maple (T1 of TPO; T3 of application) - prune lateral branches growing north towards Riverview Care Home to provide 2-3m clearance from the building; prune branches growing east towards the rear garden of 939 Oxford Road to give 2-3m clearance from the boundary; crown lift to 4m above ground level (level where the trunk stands) by reducing/removing minor growth only.

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. This decision is valid for two years from the date of this notice after which the consent lapses

4. 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. 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'.

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 060 3900; enquiries@naturalengland.org.uk

3. 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

4. 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 or sought permission or will condone the use of consents to force any landowner to grant such permission.

If you wish to appeal against the refusal of the reduction to the southern and west sides and refusal of the height reduction or against any of the conditions attached to the consented works, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

The Environment Appeals Team, The Planning Inspectorate, Room 3/25, Hawk Wing,
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN
Email: environment.appeals@pins.gsi.gov.uk
Tel: 0117 372 8192

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

C.c. Ms D Archbold, Riverview Care Centre