



Mr & Mrs Nanayakkara
18 Russet Glade
Emmer Green
Reading
RG4 8UJ

Frances Martin
Executive Director for
Economic Growth and
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10 June 2020

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Mr & Mrs Nanayakkara

RE: PROPOSED WORKS TO TWO OAK TREES AND TWO BIRCH TREES AT 18 RUSSET GLADE, READING - G1 OF TREE PRESERVATION ORDER NUMBER 20/02.

Thank you for your application of 20 March 2020, regarding the above and your subsequent email of 17 May 2020 clarifying the proposed works and the trees in question (with reference to the TPO plan).

I am sorry for the delay in processing your application which was as a result of Covid-19 movement restrictions which meant we were unable to undertake visits until recently.

Further to my visit on 2 June 2020, I have the following comments:

We discussed work to T1 Oak in order to improve clearance from 24 Russet Glade and over the driveway to No. 20 & 22. We also discussed T3 Oak with your neighbour at No. 20 to understand their concerns and assess the extent of pruning that would be reasonable to include in your application as the specification from your tree surgeon was unclear. Your application has been amended to include the works discussed.

Both Birch trees in your rear garden (proposed for felling) were viewed to see their condition, amenity value, proximity to the house and to try and appreciate the concerns you have raised. Both trees form part of the tree coverage within the garden which includes a number of non-TPO trees, all contributing to the character of Russet Glade. In

relation to the western Birch (your T12), this tree appeared to be in good condition and form and being set to the side of the property was not imposing. The other Birch (T15 of your application) also appeared to be in reasonable condition but was not of such good form given the excessive crown lifting that has taken place over its lifespan. Whilst I appreciate concern about branches (live and dead) falling, it is normal in this species and the dead wood is not currently of an extent to warrant the tree's removal. Dead wood removal can take place without formal approval and would be prudent if it raises concerns. With regards to the nuisance of leaves on the roof, I'm afraid this is a natural consequence of living close to trees and would not be a reason to fell a healthy tree.

The felling of T12 and T15 Birch is therefore refused for the reasons above.

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

- T1 Oak - remove dead wood; selective branch reduction to provide 1.5-2m clearance from the corner of No. 24; Crown lift to 5.5m above the driveway (to Nos 20 & 22) by reducing overhanging branches and/or removing secondary or tertiary branches only.
- T3 Oak - Reduce canopy overhanging the driveway of No. 20 to suitable growing points approximately half way across the driveway ensuring that no more than one third of the foliage on each branch is removed.

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

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

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. 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. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to these trees without the formal consent from this Council.

If you wish to appeal against any of the conditions attached to the consented work or against the refusal to allow the felling of the two Birch trees, 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