
From: Duckworth, Sarah
Sent: 07 October 2020 17:04
To: Overall, James
Cc: Conlon, Brian; Williams, Julie (Planning); Planning Administration; Hanson, Sarah
Subject: RE: 191962 - 68 Shinfield Road CONFIDENTIAL
Attachments: 10-20.PDF

James,

In response to your planning consultation ref: 191962, the tree and landscape comments are as follows:

Shinfield Road is a designated 'Treed Corridor' and located in an area of the Borough identified as an Air Quality Management Area where retention of large canopy trees is of greater importance.

There are a number of trees within the property 68 Shinfield Road, the most significant of which being a very large and old London Plane growing directly to the rear of the detached garage. A two storey side extension to the south of the property and single storey rear extension are proposed in the direction of the Plane and partially within the footprint of the existing garage. The applicant has submitted an Arb report in support of this application.

As part of its fundamental assessments of the application, the applicant's Arboricultural consultant concludes that the Plane (T4) is not likely to be rooting past the footprint of the existing detached garage. However, I consider that as the garage is a single storey structure located directly adjacent to the tree and, as the tree is expected to be considerably older than the garage structure it is very possible that tree roots will be growing within this area and the area to the front of the garage within the footprint of the southern elevation extension. Given the proximity of this very large tree to the development and the extent of the tree's calculated rooting area, I consider that even the hand-dig trenching proposed has the potential to cause significant root severance.

The arb report states that the application requires '72 m² of excavation within the rooting area of T4 which equates to 10% of the entire Root Protection Area for the tree'. It would be helpful to get more information on this data - BS:5837 states that new hard surfacing should not exceed 20% of the previously undeveloped rooting area of the tree so I would be interested to know whether the 10% stated relates to the entire RPA or the previously undeveloped RPA?

Even if the proposed extension could be constructed without harm to the tree, the introduction of new residential accommodation this close to such a large and old tree, raises clear issues of sustainability.

Paragraph 6.6 of the submitted Arb Report states that 'Although preservation of Root Protection Areas is deemed to protect tree roots, in some cases buildings may need to be set further back to ensure the future sustainability of trees. If large trees are too close to buildings, future occupiers may be likely to seek their reduction, or removal, if they are cutting out excessive sunlight or providing a claustrophobic or threatening environment'. This I agree with entirely. However, the arb report also states that the extension adjacent to the plane has been kept to single storey, with the same ridge height as the garage it replaces, so will not result in any additional future pruning requirements. I consider this to be an overly simplistic assessment of the application.

- The current building adjacent to the tree is a garage with associated low levels of occupancy. The application to extend living space into this area will greatly increase the risk associated with the tree. Future occupants of the HMO are likely to put pressure on the tree to be reduced or removed to alleviate anxiety that the tree is within 'falling distance' of their communal living space, particularly if it is considered that the tree has any basal decay (this is to be confirmed).

- The new extension has a fireplace and chimney and the tree will need to be cut back in order to prevent foliage from slowing the draw of the chimney.
- Leaf, seed and debris falling from the tree will also cause a nuisance and problems in terms of building management.
- The extension is under the canopy of the tree therefore shade will be unavoidable. Velux windows in the roof will be shaded, made dirty by leaves / debris / mildew and there may be concerns that branches could fall breaking windows.

The arb report concludes that since the existing dwelling and patio is currently within the same shade area, the development will not put any significantly increased pressure on the sustainability of the tree. I do not agree with this assessment as it fails to take into account:

- Change of use for development and intensity of occupation under the tree's canopy and associated or perceived levels of risk.
- the additional height and impact of the second storey side extension to the south of the property on blocking the skyline and increasing shade over the outdoor seating area.
- the tree's canopy extends to the second storey side extension and even with the proposed canopy reduction, is expected to block light to the second storey windows on the northern side of the property.

Policy EN14 of the adopted Local Plan requires that Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. T4 (Plane) is a mature and significant specimen tree. The proposed application is likely to cause considerable harm to the tree during development and put pressure on the tree to be cut back or removed in order to alleviate the nuisance and anxiety that can arise from living in close proximity to mature trees. In view of this, the application is considered to be unacceptable with regards to trees and contrary to Policy EN14.

In recognition of the significance of the Plane tree, Reading Borough Council has served a Tree Preservation Order (ref:10/20) today - 7/10/20 in order to ensure the tree is adequately considered as a constraint during the planning discussions for 68 Shinfield Road. The TPO will ensure the Plane tree cannot be legally removed in order to overcome any objections to the planning application raised with regards to this tree. The TPO can also be used to ensure that the tree is adequately protected during any planned building works on site if planning permission is granted in the future and can be used as a means of enforcement if necessary.

A copy of the TPO is attached.

Do let me know if you have any questions.

Kind regards,

Sarah Duckworth
Assistant Natural Environment Officer
Planning & Building Control
Environment & Neighbourhood Services
Reading Borough Council
Level 1, North
Civic Centre
Bridge Street
Reading
RG1 2LU

0118 937 4294
(Working days are Monday & Wednesday)



From: Hanson, Sarah <Sarah.Hanson@reading.gov.uk>

Sent: 07 October 2020 14:24

To: Overall, James <James.Overall@reading.gov.uk>; Duckworth, Sarah <Sarah.Duckworth@reading.gov.uk>

Cc: Conlon, Brian <Brian.Conlon@reading.gov.uk>; Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>

Subject: RE: 191962 - 68 Shinfield Road CONFIDENTIAL

James,

The TPO was served today – hand delivered to No. 68 & 70 by me. Copies have gone to the applicant and agent recorded delivery so I expect they'll get them tomorrow or the next day.

Sarah D has been out on site visits this morning so hopefully she'll be able to provide comments when she's back at her desk now that the TPO has been served.

I've seen the agent's angry email (c'c'd to me) and I sincerely hope that he is aware that delays are not down to the NE Team. As you know we were only consulted on 18 September and despite unanswered emails to you regarding access Sarah D visited on 28th. Bearing in mind ours and Legal's workload and that Legal are only in the office on Wednesdays to seal TPOs, we've done this as quickly as we possibly could (7 working days after the visit).

Regards,

Sarah Hanson
Natural Environment Officer
Planning Department
Directorate of Economic Growth and Neighbourhood Services
Reading Borough Council
Floor 1 North, Civic Offices
Bridge Street
Reading
RG1 2LU

Direct: 0118 937 2440

Mobile: 07855 125975



From: Overall, James <James.Overall@reading.gov.uk>

Sent: 07 October 2020 12:34

To: Duckworth, Sarah <Sarah.Duckworth@reading.gov.uk>; Hanson, Sarah <Sarah.Hanson@reading.gov.uk>

Cc: Conlon, Brian <Brian.Conlon@reading.gov.uk>

Subject: RE: 191962 - 68 Shinfield Road CONFIDENTIAL

Hello,

Did you manage to get the TPO served for this site?

If so, please could I have the more detailed comments?

Many thanks,

James

From: Duckworth, Sarah <Sarah.Duckworth@reading.gov.uk>
Sent: 28 September 2020 16:36
To: Conlon, Brian <Brian.Conlon@reading.gov.uk>; Overall, James <James.Overall@reading.gov.uk>
Cc: Hanson, Sarah <Sarah.Hanson@reading.gov.uk>
Subject: RE: 191962 - 68 Shinfield Road CONFIDENTIAL

Hi Brian / James,

Following on from my site visit today, the Plane to the rear of the garage is an excellent specimen tree and is going to be a significant constraint on any development. I do not want the tree to be removed or harmed in order to overcome any objections to the application and so I have asked Sarah Hanson to include the tree in a Tree Preservation Order. It is likely that this will be done now at the end of next week.

I will provide more detailed comments once the TPO has been served, in the meantime, please provide a vague holding reply to the applicant until we can get the tree made subject of a TPO!

Many thanks,

Sarah Duckworth
Assistant Natural Environment Officer
Planning & Building Control
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From: Conlon, Brian <Brian.Conlon@reading.gov.uk>
Sent: 25 September 2020 19:36
To: Overall, James <James.Overall@reading.gov.uk>
Cc: Hanson, Sarah <Sarah.Hanson@reading.gov.uk>; Duckworth, Sarah <Sarah.Duckworth@reading.gov.uk>
Subject: RE: 191962 - 68 Shinfield Road

James,

Can you please communicate with Sarah D please. We don't want anyone undertaking abortive work if access not attainable.

Thanks

BC

Brian Conlon BA Hons MSC MRTPI
Principal Planner
Planning Section | Directorate of Environment and Neighbourhood Services

Reading Borough Council

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From: Hanson, Sarah <Sarah.Hanson@reading.gov.uk>

Sent: 25 September 2020 17:27

To: Overall, James <James.Overall@reading.gov.uk>; Duckworth, Sarah <Sarah.Duckworth@reading.gov.uk>

Cc: Conlon, Brian <Brian.Conlon@reading.gov.uk>

Subject: RE: 191962 - 68 Shinfield Road

James,

In view of the lack of response from you, Sarah D will visit on Monday anyway and hope access will be possible.

Regards,

Sarah Hanson
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From: Hanson, Sarah

Sent: 22 September 2020 17:24

To: Overall, James <James.Overall@reading.gov.uk>; Duckworth, Sarah <Sarah.Duckworth@reading.gov.uk>

Cc: Conlon, Brian <Brian.Conlon@reading.gov.uk>

Subject: RE: 191962 - 68 Shinfield Road

James,

I don't know why we would not have been consulted either – a question for whoever validated this.
You are asking if the AIA is acceptable but the question is, is the development acceptable in relation to trees? I need to pop out to have a look at the Plane tree at the back. I assume if I contact the agent or applicant they are not going to have a problem with this, i.e. it's not going to be a surprise that we're asking for access so long after app submissions?

Thanks

Sarah Hanson
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From: Overall, James <James.Overall@reading.gov.uk>
Sent: 18 September 2020 15:24
To: Duckworth, Sarah <Sarah.Duckworth@reading.gov.uk>; Hanson, Sarah <Sarah.Hanson@reading.gov.uk>
Subject: 191962 - 68 Shinfield Road
Importance: High

Hello

Not sure why, but it appears you weren't consulted on this application.

Please could you look at the submitted Arboriculture Impact Assessment (attached), and let me know whether it is acceptable?

Many thanks,

James

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012**

TOWN AND COUNTRY PLANNING ACT 1990

**THE READING BOROUGH COUNCIL
TREE PRESERVATION ORDER - 10/20
68 SHINFIELD ROAD, READING**

The Reading Borough Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as Reading Borough Council Tree Preservation Order 10/20. 68 Shinfield Road, Reading.

Interpretation

2. (1) In this Order “the authority” means the Reading Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree(s) identified in the first column of the Schedule by the letter "C", being a tree(s) to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree(s) is planted.

THE COMMON SEAL of THE)
READING BOROUGH COUNCIL)
was hereunto affixed this)
7th day of October 2020)
In the presence of:-)

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.	247/20	
Checked		

Authorised Signatory

CONFIRMATION OF ORDER

This Order was confirmed by Reading Borough Council, without modification
on the day of 2020

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

This Order was confirmed by Reading Borough Council, subject to the
modifications indicated on the day of 2020

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Reading Borough Council on
the day of 2020

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

VARIATION OF ORDER

This Order was varied by Reading Borough Council on the day of 2020 under the reference number [*insert reference number of the variation order*]

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

REVOCATION OF ORDER

This Order was revoked by Reading Borough Council on the day of 2020 under the reference number [*insert reference number of the revocation order*]

Minute	Planning 19.6.87	Comm.
Originator	SS	
Seal No.		
Checked		

Authorised Signatory

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Drawing Number: E2985

Reference on map	Description	Situation
T1	Platanus spp (Plane)	

Trees specified by reference to an area
(within a dotted black line on the map)

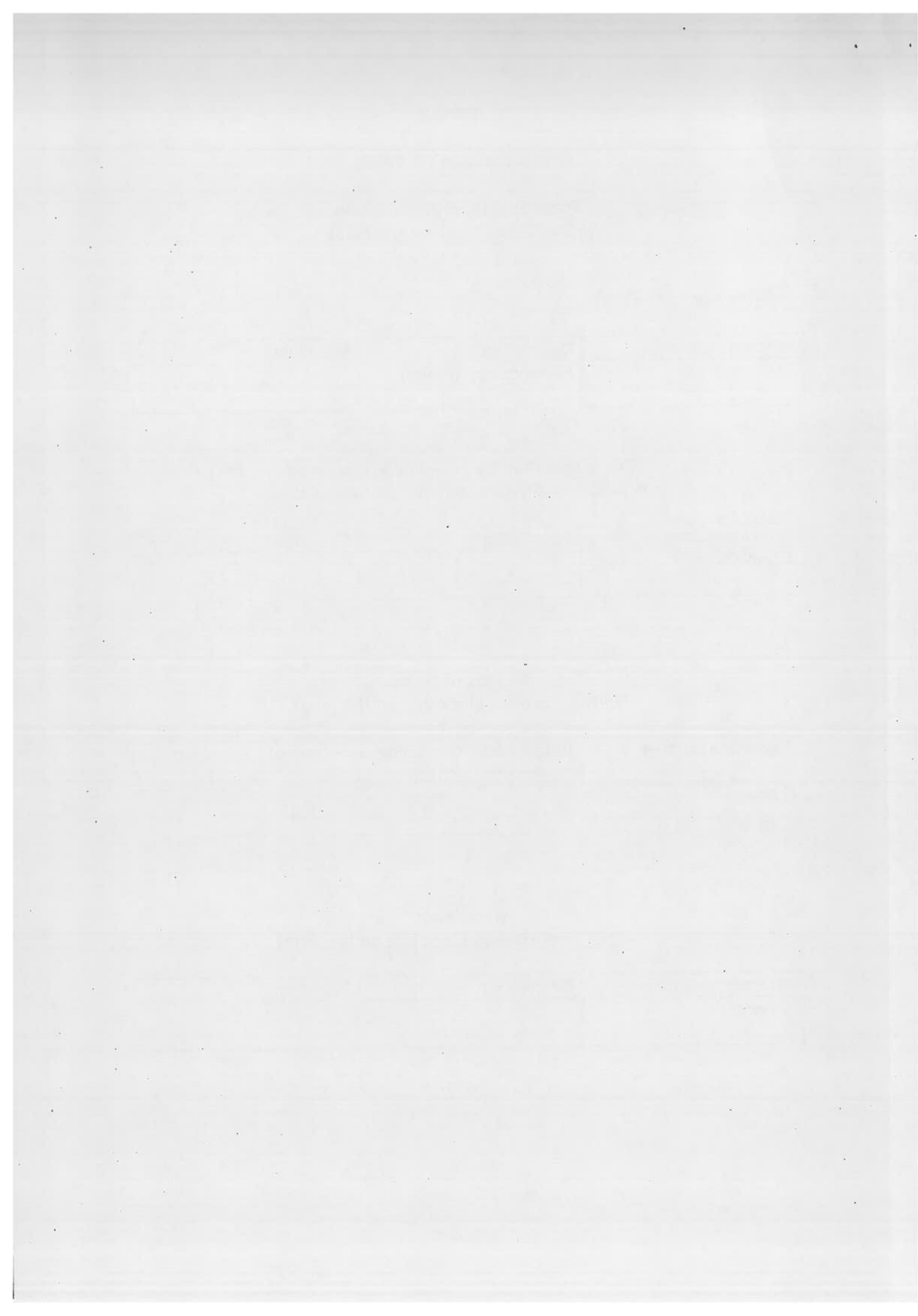
Reference on map	Description	Situation
A None		

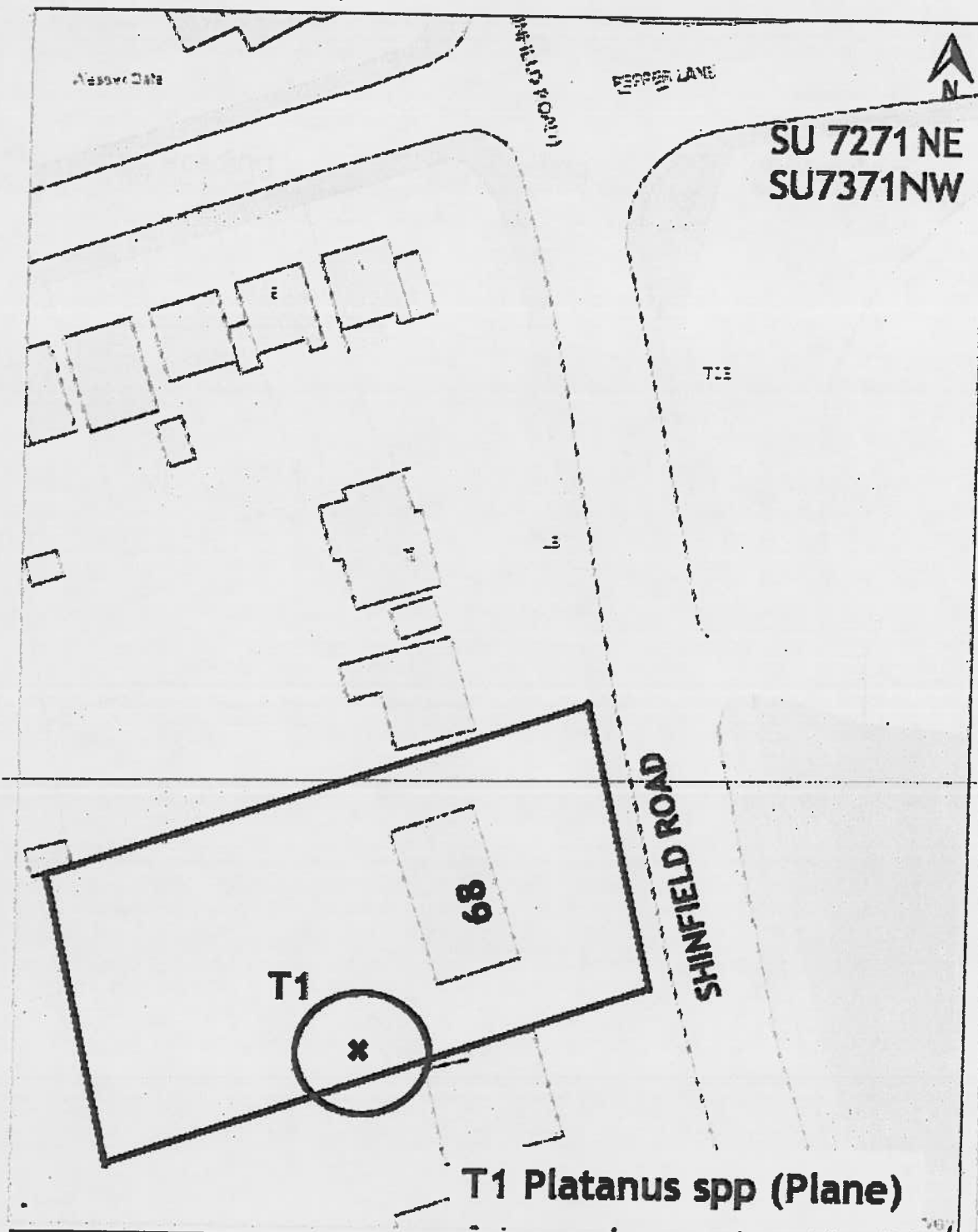
Groups of trees
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
G None		

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W None		





Title: Tree Preservation Order - 68 Shinfield Road, Reading

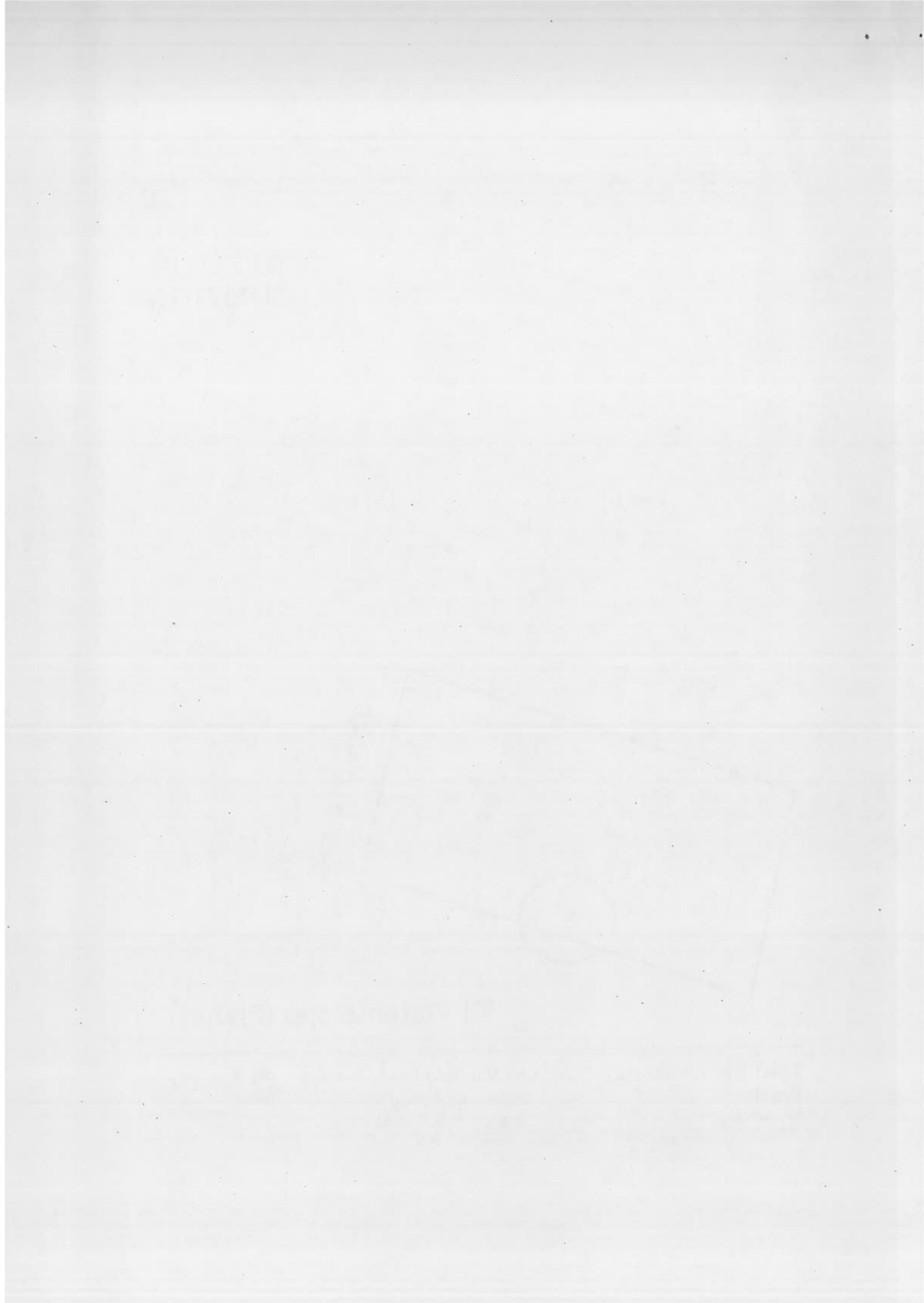
Dwg No: E2985

Date: Oct 2020

Drawn by: SH

Scale: 1:500 (A4)





Dated

7th October

2020

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012**

TOWN AND COUNTRY PLANNING ACT 1990

READING BOROUGH COUNCIL

TREE PRESERVATION ORDER - 10/20

relating to

68 SHINFIELD ROAD, READING

**Michael Graham
Assistant Director of Legal and Democratic Services
Reading Borough Council
Civic Offices
Bridge Street
Reading RG1 2LU**

