



Mr M Houghton
54 Calder Close
Tilehurst
Reading
RG30 4XL

Frances Martin
Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices, Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 200782/TPO
Your Ref:

Direct: ☎01189 372440
Email: sarah.hanson@reading.gov.uk

20 July 2020

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Mr Houghton

**RE: PROPOSED WORKS TO ONE COUNCIL OAK TREE REAR OF 54 CALDER CLOSE,
READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 3/17.**

Thank you for your application of 9 June 2020, regarding the above and your subsequent email of 9 June confirming that the proposed works were to prune the tree back to the rear boundary of 54 Calder Close.

Further to my visit on 8 June 2020, I have the following comments:

The mature, Council owned Oak appears to be in good condition. The tree is on the Council's inspection database and I can confirm that it was last inspected on 10/12/18 and is due for re-inspection by 10/12/21.

Due to the position of the trunk immediately adjacent to the rear boundary, effectively half of the tree overhangs the rear garden of 54 Calder Close, including major branches. As such, removal of all parts of the crown overhanging the garden, back to the boundary, is not acceptable as this would remove a significant portion of the tree's foliage bearing structure reducing the trees photosynthesising ability, i.e. reduction of food/energy production. In addition, the removal/reduction of the major branches would create large wounds creating entry points for pathogens and decay and would not be in line with good arboricultural practice. The removal of effectively half the crown would also be highly detrimental to the appearance, hence amenity value, of the tree.

In conclusion, pruning the tree back to the boundary is not acceptable for the above reasons and is therefore refused.

It is, however, considered reasonable for the crown to be pruned to reduce the amount of overhang over the rear garden, focussing on the lower canopy which extends the furthest. I was advised during my visit that the property has now been sold therefore if you do not carry out the approved works listed below, you could pass on this approval to the future occupier so that they are aware works that can be carried out. You will note that the approval lasts for 2 years, therefore they would have that period of time in which to implement the pruning if they so wished.

I can confirm that the following lesser works are approved subject to the conditions below:

- Prune main branch in lower-mid canopy growing over the garden back to previous reduction points as indicated below. Reduce lower secondary branch (within circle below) back by removing a maximum of one third of its foliage bearing structure - note this is not a reduction in length by one third.



The removal of dead wood can be carried out at any time and does not require formal approval, just an email giving Notice of the intention to carry out such work.

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

5. The works hereby approved shall only be carried out late July-August or December-January.

Reason: To minimise harm to the future health of the tree.

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. 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 any of the conditions attached to the consented work or against the refusal to allow the reduction of the tree back to the boundary, 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