



Mr & Mrs Oatham
5 Moss Close
Caversham
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RG4 5HH

Frances Martin
Executive Director for
Economic Growth and
Neighbourhood Services

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

Our Ref: 201064/TPO
Your Ref:

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1 September 2020

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Mr & Mrs Oatham

RE: RETROSPECTIVE APPLICATION AND APPLICATION FOR REMEDIAL WORKS TO ONE LIME TREE AT MICHAELS CHASE, READING - T2 OF TREE PRESERVATION ORDER NUMBER 24/14.

Thank you for your application of 25 July 2020 in response to my letter of 24 July 2020 regarding unauthorised works to the Lime tree.

Your initial application indicated a desire to prune branches back to the boundary line, in addition to the proposals required to address the unauthorised work. This additional pruning was discussed during my visit and I explained that this would offer no discernible benefit with regards to tree debris potentially falling in your garden. As explained, and as you have agreed is the case, your primary concern is to ensure that the tree is safe, as far as this is possible. On the basis that Michaels Chase are having a tree inspection carried out (this has been confirmed), you agreed in your email of 25 August that your application be confined to just the retrospective related works.

Further to my visit on 21 August 2020, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- Retrospective removal of lower epicormic growth
- Removal of small stubs of epicormic growth (left from unauthorised work), back to trunk

Please note Informative 3 below in particular. I have copied this later to Michaels Chase for their information.

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. 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 this consent, 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 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. Mr F Acton, Michaels Chase