



Miss C Beales
2 Manor House Court
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RG6 1NA

Frances Martin
**Executive Director for
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22 August 2019

Your contact
is: Sarah Hanson, Planning and Building Control

Dear Miss Beales

**RE: PROPOSED WORKS TO TREES AT 2 MANOR HOUSE COURT, HEATH ROAD, READING -
SUBJECT TO TREE PRESERVATION ORDER NUMBER 4/05.**

Thank you for your application of 23 April 2019, regarding the above.

Following receipt of your application on 23 April, we met on site on 3 May and discussed the proposed works, clarified the proposals, confirmed which trees were included in the TPO and discussed the issues of trees versus the wall on the Heath Road boundary. My email of the same date confirmed that discussed on site and your email of 20 May 2019 agreed to those points and agreed to put the application on hold until the boundary wall had been surveyed, which was required regardless of tree related issues.

We then met on site again, with your surveyor, on 28 June to enable me to discuss the trees/wall issues with him prior to the survey being carried out. The results of that survey are within the report dated 25 July 2019 which you provided via email on 19 August 2019. Through our subsequent email exchange, we agreed that paragraph 3.7 relates to Lime T21, paragraph 3.8 relates to Lime T22 and that the description of the wall as single skinned adjacent to T22 was not correct.

Section 4.5 of the report recommends immediate action to secure the wall, which I assume you have digested. Section 4.6 recommends options for potentially retaining the two trees whilst rebuilding the wall (in a manner) around them. However, retaining the

trees would be a short term measure, more costly in terms of construction methods, could damage roots of the trees and would mean the wall could not be re-constructed to match its current appearance.

T21 and T22 are part of a row of five Limes on the Heath Road boundary with high amenity value. The removal of the two trees is unfortunate, however in this instance it is considered a reasonable course of action, subject to replanting.

Further to my visits on 23 April and 28 June and with reference to the report from your structural engineer, I can confirm that the following proposed works are approved subject to the conditions below:

- T21 & T22 Lime – fell to ground level
- T18, T19, T20 Lime – remove basal growth twice a year for the next 5 years; a new application being required for these works after 22 August 2024.
- T18, T19, T20 Lime – re-pollard back to previous pollard points; remove all epicormic growth from the trunks
- T24-T26, T28, T29 Monterey cypress – crown lift by removing the lower, small branches back to the trunk to achieve a clearance of 3-3.5m above the pavement and 5.5-6m above the road.
- T27 Yew – prune lower west section to provide 1m clearance from the garage; reduce whole crown to reshape as indicatively shown:



Conditions

1. Five days notice in writing shall be given to the Council prior to undertaking the approved works, including notice prior to the removal of the Lime basal growth on each occasion.

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, with the exception of the removal of basal growth to Limes trees T18, T19 & T20; the consent period being as specified in the approved works

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 re-pollarding of T18, T19 & T20 Limes hereby approved shall only be carried out late July-August or December-January.

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

6. Following the felling of the two Limes trees authorised by this consent, two replacement trees shall be planted within a 5m radius of the felled trees during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest, the species of which shall be agreed with the Council.

Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations'

Should the replacement tree be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Reading Borough Council Natural Environment Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reason: To retain the present visual amenity value of the area and ensure continuity of tree coverage.

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. Crown lifting of trees over the footpath and carriageway: If the clearance of vegetation overhanging the highway only involves the removal of branches to give a ground clearance to the statutory heights of 2.75m over the footpath and 5.5m over the road, this does not require formal consent from the Council. You are advised, however, to give notice to the Council of these intended works in order that they can be agreed.

5. 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 this consent, 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 require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

Sarah Hanson

Sarah Hanson
Natural Environment Officer