



Mr. Gary Preston
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Frances Martin
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Your Ref:

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10th July 2019

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Mr. Preston,

**RE: PROPOSED WORKS TO TREES ON LAND AT 145 WOKINGHAM ROAD, READING -
SUBJECT TO TREE PRESERVATION ORDER NUMBER 60/02.**

Thank you for your application dated 6th June 2019, regarding the above.

You have applied to fell an Ash (T11 of TPO 60/02) due to the visible decline of the tree's health and to prune an Oak (T12 of TPO 60/02) by reducing back over neighbouring property, crown lifting and thinning the canopy by 20%.

As I advised you during our telephone call on 3rd July 2019 with regards to the 20% canopy thin for T12 (Oak), I am not aware of any overriding justification for this work to be undertaken to the tree at this time.

This is a large specimen tree which has been successfully incorporated into the residential development by retaining the tree within a broad shrub bed. The proposed canopy thin could potentially reduce the shade cast under the tree however as this area is mainly shrubs, I do not see how the work is considered necessary at this time.

Any increase in light levels under the canopy would be short-lived and the tree would re-grow the thinned foliage within a matter of weeks. The crown thin would create numerous pruning cuts throughout the canopy which would act as potential entry points for decay pathogens. The canopy thin can also increase wind flow through the canopy, changing the oscillation of branches in high winds leaving branches more prone to breakage. The loss of photosynthetic area and energy spent replacing leaves and growth tips would also result in a drop in the tree's energy reserves. With this in mind, I do not

see any justification for a 20% thin of the canopy and this aspect of your application has also been refused.

The tree has an asymmetrical canopy due to competition with adjacent trees and following the removal of T11 (Ash) it would be appropriate to carry out a reduction of the tree's canopy which in order to balance the appearance of the tree and in order to provide reasonable clearance to the neighbouring property.

Therefore, all other tree works as detailed in your application and agreed during our telephone conversation on 3rd June 2019, are approved subject to the conditions below:

Approved Tree Works

T11 Ash

- Fell to ground level - tree is in poor health

T12 Oak

- Crown lift to give up to 4m clearance where necessary over driveway and parking areas.
- Crown lift to give 1.5m clearance over the bike store.
- Selectively reduce branches on eastern side of canopy (towards neighbouring property) by up to 2m where necessary in order to give clearance to neighbouring property and improve symmetry of tree canopy following the removal of T11 (Ash).

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. The approved branch reduction shall be undertaken in mid-late Summer (July - August) when the tree's energy reserves are at their height or during the Winter months of December - January during the period of dormancy.

Reason: Taking into account the tree's phenological cycle and in order to avoid any unnecessary detriment to the tree as a result of the pruning work.

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.

6. Following the felling of the tree (s) authorised by this consent, 1x standard/heavy standard tree a minimum 3m tall shall be planted within a 5m radius of the felled tree/within the front garden/within the rear garden during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest.

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. You are advised that, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012, this decision is valid for one pruning operation (as per the approved specifications) to be undertaken within two years from the date of this notice, after which the consent lapses and a new application will be required.

2. Removal of dead or dangerous wood: This does not require the formal consent of the Council. 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'.

3. 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 030 6000

If you wish to appeal against the Council's refusal of consent to thin T12 (Oak), or against any of the conditions attached to the permitted works, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

The Environment Appeals Team
Trees and Hedges
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: 0303 444 5584

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 Duckworth

Sarah Duckworth
Consultant Assistant Natural Environment Officer

cc. Merlin Estates, 4 Daves Farm Business, Park Farm Road, Farham Road, Ewshot, Surrey
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