



Mr P Rabbitts
Florida Court Residents Assoc.
(via email)

Frances Martin
**Director for Economic Growth
and Neighbourhood Services**

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24 May 2019

Your contact is:

Sarah Hanson, Planning & Building Control

Dear Mr Rabbitts

RE: PROPOSED WORKS TO FOUR TREES AT FLORIDA COURT, BATH ROAD, READING, RG1 6NX - SUBJECT TO CONSERVATION AREA STATUS.

Thank you for your email of 16 May 2019 in which you advised us of a dead Cherry outside 22-23 Florida Court, which you wished to remove, and three Lawson cypresses on the main lawn which you wished to fell due to damage to adjacent paths, proximity to buildings and poor condition.

Following my email of 20 May 2019 advising that the removal of the dead tree did not require the formal 6-weeks notice to be given, I understand the tree was felled on 21 May 2019. As advised in my email of 20 May, under Section 213 (1) of the Town and Country Planning Act 1990, a landowner is under a duty to replace a tree which is removed because it is dead or dangerous. The duty on the landowner is to plant another tree of an appropriate size and species at the same place as soon as he or she reasonably can. In this case the Council would expect a replacement tree of a minimum 'standard' size (8-10cm girth and 2.75-3m high) to be planted within the curtilage of Florida Court in the planting season (Nov-March) following or at the time of felling. The species should be agreed with the Council to ensure it is 'appropriate'.

As stated, if you consider the duty to replant should be dispensed with, please write to me within 28 days of the date of that email with justification.

With regard to the three Lawson cypress trees, during my site visit of 23 May 2019, I noted the disruption to the path caused by the northern most tree of the pair on the

western side of the lawn and the significant browning of the foliage of these two trees, which was not so pronounced on the single tree on the east side of the lawn. None of the trees appears unreasonably close or oppressive to the building, particularly the eastern tree given its location on the corner of the building. However, all three trees are multi-stem specimens and are not particularly good form, especially the southern-most tree of the pair on the west side of the lawn which appears to have been reduced in height at some point, being significantly shorter than its neighbour. The trees add some character to the tree coverage at Florida Court and contribute to the overall verdant feel of the Court. However, they are not specimen trees and their removal would not have a significant detrimental appearance on the locality given the other trees present, hence they are not considered to be worthy of a Tree Preservation Order.

I can therefore confirm that the Council have no objections to the following proposed tree work:

- Fell three Lawson cypress on the perimeter of the lawn area facing Bath Road (one on the eastern side of the lawn close to the Bath Road boundary and two on the western side of the lawn).

The works should not be carried out before six weeks from the date of your notification, i.e. before 23 June 2019.

It would be beneficial to consider replanting to retain the tree coverage within Florida Court and within the wider conservation area. You could consider planting the replacement (required for the dead Cherry) within the lawn area.

This decision is valid for two years from the date of this letter, after which it lapses.

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

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. Mrs D Ferguson, Chairman, Florida Court Residents Assoc.