

Mrs Brenda Hayden
23A Rotherfield Way
Emmer Green
Reading
RG4 8PJ

James Crosbie
Acting Head of Planning,
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services
Civic Centre, Reading, RG1 2LU
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Our Ref: 190278/TPO
Your Ref:

Direct: ☎01189 374294
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17th April 2019

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Mrs Hayden,

RE: PROPOSED WORKS TO AN OAK TO THE FRONT OF 23A ROTHERFIELD WAY, EMMER GREEN, READING PROTECTED AS T1 OF TREE PRESERVATION ORDER NUMBER 4/00.

Thank you for your application dated 15th February 2019 which was validated on 25th February 2019, regarding the above.

You have applied to carry out a reduction on the tree of approximately 25% (3m) as you consider the tree to be too large and as it is overhanging parking areas at the front of your property.

As we discussed during my visit on 27th March 2019, this is a large mature Oak. The proposed reduction of 25% is considered major pruning work and would have a significant impact on the long term health and amenity value of the tree.

The proposed tree work would remove branch tips and the energy stored within the cut branches creating a decline in the tree's vitality. In addition, the numerous pruning cuts will act as entry points for decay pathogens. Regeneration from the pruning cuts would be more prone to failure due to the weaker attachment with the parent branch.

As a result the tree would need to be reduced again following the tree work therefore any harm to the wider amenity of the tree would be permanent.

For these reasons your application to reduce the Oak by 25% (3m) is refused.

I can confirm that the following lesser tree works, as discussed at our meeting, are approved subject to the conditions below:

Approved Tree Works

- Undertake a 1.5m 'drop-crotch' reduction of the canopy using nearest suitable reduction points to leave a smaller but natural looking canopy outline (see informative 2).
- Crown clean removing any dead, dying or diseased branches, stumps, snags, broken branches, rubbing branches, climbing plants etc.

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. 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

4. The approved canopy reduction shall be undertaken in mid-late Summer (July - September) 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.

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. Drop-crotching is a type of thinning cut that reduces a tree's size while preserving its natural shape. To drop-crotch, select and cut higher branches back to laterals at least one-third the diameter of the limbs being removed. Cut outside the branch collar at a 45 to 60 degree angle to the branch bark ridge. Leave the branch collar intact to help prevent decay from entering the trunk.

This type of thinning cut is proposed to keep pruning cuts to a minimum, to maintain a reasonable bud coverage within the canopy of the tree so as to stimulate growth without prompting prolific new growth from the pruning cut.

3. Removal of dead or dangerous wood from a living tree: 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'.

4. 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

5. Crown cleaning should not include the removal of fused natural braces (branches or stems), or the removal of entwining branches or rubbing branches (where they may be forming a natural brace) from the crown of a semi-mature to fully mature tree without carrying out an assessment of any junctions formed below such natural braces.

Reason: Removal of natural braces may lead to failure of weak unions.

If you wish to appeal against the Borough Council's refusal of permission to carry out the 25% reduction of the tree's canopy as per your application, or 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 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

Consultant Assistant Natural Environment Officer