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Mrs J Bowler
Emmbrook Court Ltd
Reading
RG6 5TZ

Our Ref: 190343/TPO
Your Ref:

Direct: ☎01189 372440
Email: sarah.hanson@reading.gov.uk

2 April 2019

Your contact
is: Sarah Hanson, Planning and Building Control

Dear Mrs Bowler

**RE: PROPOSED WORKS TO TREES AT EMMBROOK COURT, READING - WITHIN W1
WOODLAND OF TREE PRESERVATION ORDER NUMBER 193/07.**

Thank you for your application of 19 February 2019, regarding the above, with supporting Tree Survey, reference SN/TCS-01/14.11, dated 11 January 2019 from Tree Surveys.

During my visit on 21 March 2019, we went through the works listed on your application, with reference to the Tree Survey, and discussed some amendments to the recommended work.

The most significant change was to T74 Hornbeam. The Tree Survey raised no concern about the condition of the tree and recommended the installation of a non-invasive flexible bracing system due to the co-dominant stems with an included union. However, the tree has an extensive longitudinal wound from the base to the fork on the west side with associated decay. It would be unreasonable to spend money on bracing this tree given its condition hence we decided that felling would be reasonable.

We also questioned the work proposed to T15 & T16 Oak, with a reduction in end weight over the neighbour only being proposed to T16 despite T15 being entirely one-sided and overhanging the neighbour considerably.

With reference to T16 Oak, the tree survey recommends a reduction of the end weight by 2m due to the lower stem leaning west with the canopy overhanging the adjacent property. However when viewed on site, whilst the lean was noted, the crown was high and did not excessively overhang either the adjacent access or property hence it was

unclear what was envisaged by reduction of end weight, particularly due to the form of the crown. Due to limited extent of the crown, a 2 metre reduction is significant and it is not clear from the information in the survey why this work is proposed. As the work to T16 has not been justified, it is refused. If you wish to seek clarification from Tree Surveys we would be happy to consider this tree further.

We noted a young Elm directly adjacent to T16 with low branches over the neighbour's access. The removal of this tree is reasonable.

In relation to T48 Horse chestnut, the tree survey was not specific about the extent of end weight reduction proposed. We discussed this and came up with an appropriate specification, as detailed below.

With reference to T78 Hawthorn, this tree is not included in the TPO hence approval is not required for its felling, which is considered reasonable given its poor condition.

I can confirm that the following proposed works, as detailed in your application (amended on site), are approved subject to the conditions below and with reference to the attached photographs:

- T15 Oak – remove 3 No. low, secondary branches; reduce south side of the crown overhanging neighbours by approximately 2m back to suitable growing points if desired.
- Elm directly adjacent to T16 Oak – fell due to low branches over adjacent access, proximity to the Oak and limited life span.
- T48 Horse chestnut – crown lift to 2m above the top of the hedge; reduce lateral branches on west side over Shinfield Road by approximately 2m back to suitable growing points
- T65 Lime – fell to ground level (retaining as a tall stump at a safe level could be considered)
- T66 Lime – reduce to an 8m monolith
- T74 Hornbeam – fell
- G82 – fell Sycamore on fence line due to poor form and condition

The intended removal of deadwood from T15 Oak is noted.

I also note the intended decay detection to T13 Horse chestnut, T20 Horse chestnut, T32 Horse chestnut and the recommended annual inspection of G81. As you are aware, any recommendation for tree work following these further inspections will be subject to approval under the TPO.

It is normal for the Council to impose replanting conditions where trees are felled. However, it was noted that a significant amount of new planting has already taken place within the woodland hence on this occasion, replacement planting for the trees to be felled has been waived.

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. 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. 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.

5. 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 2.7m 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.

6. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

If you wish to appeal against the refusal of permission for the works to T16 Oak or against any of the conditions attached to the consented works, 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 Hanson

Sarah Hanson
Natural Environment Officer

C.c. Alan Archer, Emmbrook Court (via email)