

Civic Offices, Reading, RG1 2LU
☎ 0118 937 3787

Mr A Mussett
16 Jefferson Close
Emmer Green
Reading
RG4 8US

Our Ref: 180921/TPO
Your Ref:

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

12 July 2018

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Mr Mussett

RE: PROPOSED WORKS TO TWO OAK TREES AT 16 JEFFERSON CLOSE, READING - T4 (REPLACEMENT) AND T5 OF TREE PRESERVATION ORDER NUMBER 73/03.

Thank you for your application of 2 June 2018, regarding the above.

Your application sought consent to remove dead and low branches from the mature Oak (T5). Given the non-specific nature of the proposed works, during my visit on 10 July 2018 we discussed appropriate work to the mature Oak (T5) to address your concerns. The mature Oak has small-medium dead wood throughout the crown which I understand you intend to remove and which would be prudent to prevent a hazard over the garden. The lowest fork on the limb growing towards your house and over the patio has a significant amount of dead wood present hence removal of this fork is reasonable. As explained, removal back to the union with the equal fork would not be prudent due to the size of wound produced compared to the branch remaining. Hence a leaving a stub is suggested on which there is a small branch sprouting, retaining this live growth. We discussed the over-extended limb growing eastwards over the lawn and the poor condition of the outer half of this limb. Reduction back to the point where dense growth is sprouting would be reasonable.

In addition you asked advice on potentially re-locating the fastigate Oak, planted in replacement for the original T4 which was removed by the developer. The tree is alive and looks healthy however there is some significant basal damage which may limit its long-term success. Whilst the tree's specific location in the garden appeared reasonable when planted by the developer, it is now on the edge of a planting bed and not in the most desirable location. Relocation of an established tree is difficult and not always successful as you will inevitably be removing a significant portion of its root system. Where a tree is of a size, as it is in this case, that a new tree could immediately replace the amenity lost, it is better to plant a new tree rather than try and relocate the existing, as establishment success is more likely. We therefore agreed that the felling of the young fastigate Oak (replacement for the original T4) would be added to the application on the

basis that a replacement of an appropriate size would be planted elsewhere in the rear garden.

I can confirm that the following proposed works, as detailed in your revised application agreed on site, are approved subject to the conditions below:

- T4 young fastigate Oak – fell. Please note the replacement condition below.
- T5 Oak – remove fork from main branch growing toward the house to the point indicated on the attached photographs; reduce over-extended limb growing eastwards back to the point indicated on the attached photographs.
The removal of dead wood is noted.

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

5. Following the felling of the tree authorised by this consent, one replacement Oak (*Quercus robur* or *Quercus robur fastigiata* Koster) of a minimum 14-16cm girth and 4.25m high shall be planted 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. 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

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