

Frances Martin
Executive Director for
Economic Growth and
Neighbourhood Services

Mr. Matthew Loader
Gristwood and Toms
Blaise Nursery
Kings Weston Road
Lawrence Weston
Bristol
BS11 0XF

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: 191718
Your Ref:

Direct: ☎01189 374294
sarah.duckworth@reading.gov.uk

2nd December 2019

Your contact is:

Sarah Duckworth, Planning & Building Control

Dear Mr. Loader,

**REFUSAL OF WORKS & CONSENT FOR LESSER WORKS ON A LONDON PLANE TREE AT
VASTERN COURT, CAVERSHAM ROAD, READING - PROTECTED AS T1 OF TREE
PRESERVATION ORDER 3/06**

Thank you for your application dated 28th October 2019 regarding the above.

You have applied to carry out the following works:

T1 - Plane

- Carry out a 2m canopy reduction and an all-round canopy lift to give 3m clearance over footpaths and steps.

This tree is a significant street tree which provides considerable amenity value to Caversham Road. The tree has a large and spreading crown which extends over the highway and is growing close to the adjacent restaurant TGI Fridays.

The Borough Council would not usually support the full canopy of an otherwise healthy protected tree due to the harm this work will have on the long term health and amenity of the tree. To date no information has been submitted to demonstrate that a complete reduction of the tree is necessary in order to alleviate any recorded health and safety concern regarding the tree.

Vastern Court is located in an area of the Borough identified as an Air Quality Management Area where retention of large canopy trees is of greater importance. Furthermore, the tree is growing in an area of the Borough which is identified as having a canopy cover of 10% or less. The tree is visible in far reaching views on the approach from

Caversham Road, sections of which are also designated a 'Treed corridor' within the Borough's adopted Tree Strategy. The Borough Council seeks to preserve and enhance the trees in areas with limited tree cover and along these designated 'Treed Corridors' with a commitment to protect the existing trees.

In view of this, your application to carry out an entire canopy reduction of the tree by 2m has been refused.

I recognise that the low canopy and proximity of the tree to the adjacent building and street furniture may create a nuisance. In view of this, lesser works to provide reasonable clearance between the property and street furniture and to raise the canopy over the paths and adopted highway are approved, subject to the conditions below:

Approved works

Plane (T1 of TPO 03/06)

- Crown lift to give 3m clearance above ground level and 5.5m over the public highway.
- Reduce lateral branches on east (TGI Friday) side of the canopy back to suitable reduction points in order to create 3m canopy clearance to the building using nearest suitable reduction points.
- Reduce branches on west side of the canopy where necessary to create up to 1.5m clearance from the street light using nearest suitable reduction points.

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. 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. 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. 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'.

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

4. 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 the Council's refusal of consent to undertake a full canopy reduction of the tree, 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
Assistant Natural Environment Officer