



Mr. Jonathan Smith
Big Heart Tree Care
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Our Ref: 182129/TPO
Your Ref:

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2 January 2019

Your contact is:

Sarah Hanson, Planning & Building Control

Dear Mr. Smith,

**RE: PROPOSED WORKS TO A RED OAK AT 34 GROVELANDS PLACE, READING -
PROTECTED AS T1 OF TREE PRESERVATION ORDER NUMBER 213/06.**

Thank you for your application, dated and received on 4th December 2018, regarding the above.

You have applied to reduce T1, a significant Red Oak, by 30% in order to improve light levels for adjacent residents in Grovelands Place. You have advised that the tree casts significant shading leaving at least four properties in low light when in leaf.

The Borough Council considers that it is rarely appropriate to reduce a protected tree unless there is an overriding health and safety requirement to do so. Shading, leaf fall and debris are unfortunate but inevitable consequences of living with mature trees. You have not provided any supporting arboricultural information which suggests this work is required to manage any issues regarding the condition and stability of the tree at this time. Permitting an otherwise healthy tree to be reduced to alleviate these issues is contrary to good arboricultural practice and would set an unacceptable precedent for dealing with similar applications in the future.

A Tree Preservation Order is intended to preserve the health and amenity value of trees which make a significant contribution to the character of the Borough. T1 is a mature Red Oak which appears to be in reasonable health and form. The proposed 30% reduction would create numerous pruning wounds throughout the canopy of the tree which would act as entry points for decay and pathogens. In the long-term following the work, the tree may also be prone to shedding branches due to the weaker attachment of the regrowth to

the parent branch. Thus, further canopy reductions would be required in the future and any detriment to the amenity of the tree and the wider area as a result of this work would be long-lasting.

For these reasons, your application to carry out a 30% reduction to T1 (Red Oak) is refused.

The Borough Council remains, however, sympathetic to the concerns raised by residents due to the proximity of the tree to their property and consent has been granted subject to conditions (below) for lesser works to reduce the overbearing nature of the tree in relation to Grovelands Place as perceived by local residents.

Approved work

T1 Red Oak

- Reduce branch overhanging roof to suitable reduction points approximately in line with the front elevation of the building.
- Reduce secondary branches as required to suitable reduction points in order to give 3m clearance to property.
- Crown-lift secondary and tertiary branches to suitable reduction points in order to give 6m clearance above ground level.
- Remove forked branch at 3.5m with linear split on one of two stems back to source.

For clarification on the extent of the permitted works please refer to the annotated photographs below.

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 this decision is valid for one pruning operation 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. 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

If you wish to appeal against the Council's refusal of consent to carry out a 30% reduction to 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 Hanson

Sarah Hanson
Natural Environment Officer

Images



- 1) Approved reduction and crown lift work over highway.



2) Approved reduction and crown lift work away from dwelling.