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Ms M Pentecost
3 Rosehill House
Emmer Green
Reading
RG4 8XB

Our Ref: 182124/TPO
Your Ref:

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

20 December 2018

Your contact
is: Sarah Hanson, Planning and Building Control

Dear Ms Pentecost

RE: PROPOSED WORKS TO TREES AT ROSEHILL HOUSE, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 12/03.

Thank you for your application of 4 December 2018, regarding the above.

Further our site meeting on 12 December 2018, I can confirm that the following proposed works, as detailed in your application and agreed on site, are approved subject to the conditions below and with reference to the attached photographs:

- T2 Yew – reduce branches and remove secondary and tertiary branches to provide 5.5m clearance above the ground level of the driveway and 3m clearance above ground level of the garden of 20A Rosehill Park
- T7 Lime – remove lowest branch over the pavement
- T8 Lime – remove epicormic growth up to 3m above ground level. The intention to crown lift to the statutory heights of 2.75m over the pavement and 5.5m over the road is noted.
- T9 Lime – reduce height by 3-4m and remove lower epicormic growth (please note condition 5). The intention to crown lift to the statutory heights of 2.75m over the pavement and 5.5m over the road is noted.

The height reduction of T9 is only agreed on the basis of the presence of some basal decay; a cavity being present on the north side of the tree. It would be prudent to have

this work carried out prior to the end of January (note condition 5).

In relation to T5 Lime, the intention to remove dead wood is noted along with the pruning of surrounding vegetation to give greater clearance from the trunk. This will make inspection of the tree easier.

I note the intention to remove the regrowth from the stump of T6 Lime which has sprouted since the tree was felled.

We looked at the replacement Cedar (planted as replacement for T1), which appeared to be suffering dieback on the north-east side. You advised that there had been a water leak underground which killed off a section of the adjacent hedger (noted) and that this may explain the condition of the Cedar. As suggested, it would be prudent to lay a mulched zone (1m diameter) around the tree to suppress the grass and help the tree to recover. I'm not sure why this replacement was planted where it has been, given the large grass area – other locations would have provided more space, reduced the risk of suppression by adjacent trees and provided a new focal point.

The owners of the trees (protected or otherwise) at Rosehill House have a duty of care to ensure that their trees do not pose an unacceptable risk to persons or property. To meet with this duty of care, trees should be inspected regularly and recommended works carried out, subject to approval from the Council where necessary. I would suggest that if a full tree condition survey has not been done for more than 3 years that it should be done. The survey should give recommended re-inspection frequencies for all trees, which I would expect to be more frequent for those adjacent to the public highway. In relation to T9 Lime, it would be prudent for a minimum annual inspection to be carried out to monitor the extent of the basal decay. Suitable tree consultants that could carry out such inspections can be found on the Arboricultural Association's website or The Institute of Chartered Foresters website.

During our meeting, we discussed the parking issues on site. I note the parking along the south-west side of the driveway (from the southern access point of Peppard Road) and that the spaces closest to the house have a plastic grid system in place. Whilst installation of formal parking areas may not (please check) require planning permission, 'permitted development rights' do not override a TPO. If any change to the surfacing is proposed within the Root Protection Areas (as defined by BS 5837:2012) of protected trees, this must be discussed with us. It is better to avoid parking within RPAs but if necessary, this would need to be installed via a 'no-dig' method, i.e. placed on top of the existing ground level, and by using a cellular confinement system (3D grid) to avoid compaction. All final surfacing should be permeable.

You also mentioned that a soakaway may be necessary in the vicinity of T2 Yew and T3 Cedar. Obviously, these underground structures require excavation and hence have the potential to sever roots and cause harm to trees. Soakaways should therefore be placed

outside the RPA of trees, particularly protected trees. Please note that the roots of protected trees are subject to the same restrictions as the above ground parts of a tree hence must not be cut without approval.

In relation to this grass area on the south side of the house, if there were funds available and residents desired it, there is scope to improve this area by landscaping to make it more of an impact when viewed from Rosehill Park; the loss of the original Cedar leaving this area looking devoid of a focal point. This is obviously outside the remit of your application and a matter for the residents.

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. The works hereby approved to T9 Lime shall only be carried out late July-September or December-January

Reason: To avoid harm to the future health of the tree.

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 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