

Dr. Carolyn Jenkins
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Civic Offices, Reading, RG1 2LU
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Our Ref: 180847/TPO
Your Ref:

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

10th October 2018

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Carolyn,

**RE: PROPOSED WORKS TO TREES ON LAND AT 5 AND 7 COCKNEY HILL, TILEHURST AND
SUBJECT TO TREE PRESERVATION ORDER 3/004**

In response to your tree works application ref: 180847 which was submitted by you on 18th May 2018, I can confirm that I have spoken today to Mr Tripathi to discuss the best route forward with this application.

The work you applied for on his behalf was to remove the two lower limbs from the Ash (T5), remove one lower limb and epicormic growth from an Oak (T4) and to reduce back branches from Silver birches within G1 by 1m.

When I met Mr Tripathi on site on 18th July 2018 I advised him that we would not want to see the lower limbs removed from T5 (Ash) and T4 (Oak) as they would result in large pruning cuts on the trunks of the trees which would act as entry points for decay pathogens. The work would also create excessively high canopies and be harmful to the amenity of the trees. The high canopies would change the oscillation of the trees in high winds and could result in possible branch or stem fracture in the future.

I therefore have determined that this work would therefore be potentially harmful to these protected trees and your application to remove the two lower limbs from the Ash (T5) and one lower limb and epicormic growth from an Oak (T4) has been refused.

On site Mr. Tripathi also advised that he considered a group of Birches (G1 of 3/004) to be hazardous where they overhang his patio and that the pruning work applied for (to reduce back branches from Silver birches within G1 by 1m) is required for health and safety reasons. However, he also felt that that the work applied for in this application was not enough to alleviate his concerns.

On site, I advised Mr Tripathi that the Birch trees as viewed from the rear garden of 7 Cockney Hill appear healthy and in a satisfactory condition and no evidence has been produced which indicates otherwise. I suggested to Mr. Tripathi that should liaise with the tree owner to ensure the trees are inspected by a suitably qualified arboricultural professional if he has concerns regarding the health and condition of these trees.

Whilst on site we discussed alternative works to the trees which includes an amended tree works specification to the Birch within Group 1 which were requested by Mr Tripathi at our site visit on 25th July 2018 and confirmed in our telephone conversation this morning (10th October 2018).

I can therefore advise you that the following tree works are **approved** subject to the conditions below:

- G1 - Birch nearest house - Remove 1 lowest branch and reduce the branch growing towards the property by 1.5m. Twin stem birch - Remove lower lateral branch over 7 Cockney Hill with tip dieback back to trunk and two very small branches above this one over the garden of 7 Cockney Hill to be removed (See attached images).
- T5 (Ash) - Reduce individual extended lateral branches by 2-2.5m back to within the natural canopy line. This would not be a reduction of the overall canopy but select branches as indicated in the attached photos.
- T4 (Oak) Remove epicormic growth on main trunk to a height of 4m.

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 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

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 of sought permission or will condone the use of consents to force any landowner to grant such permission.

If you wish to appeal against the Council's refusal of specified works or 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
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.

For further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

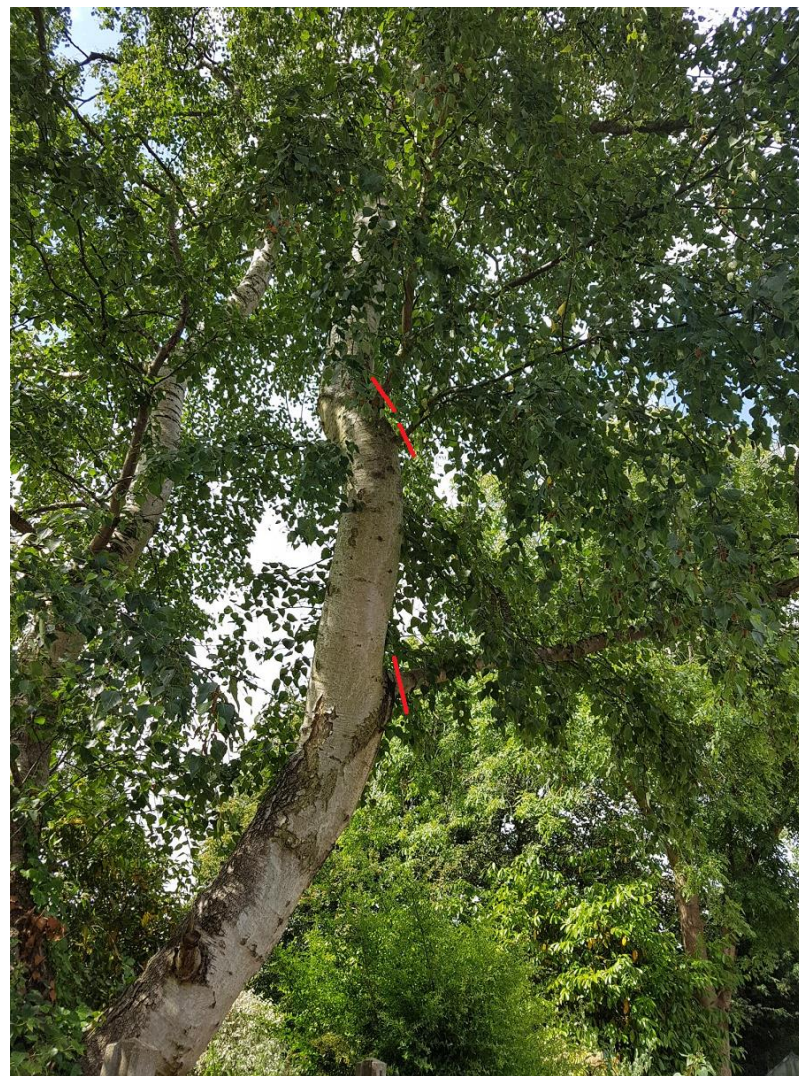
Sarah Duckworth

Sarah Duckworth
Assistant Natural Environment Officer

cc. Mr. Dhanajay Tripathi, 7 Cockney Hill, Tilehurst, Reading, Berkshire RG30 4HF
Mrs Margaret Hulse, 5 Cockney Hill, Reading, Berkshire RG30 4HF



Permitted reduction points to trees within G1 - Silver birch





Permitted works to T5 (Ash)