



Giorgio Framallicco
**Head of Planning,
Development and Regulatory
Services**

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Mrs J Cooper
1 New Road
Reading
RG1 5JD

Our Ref: 181210/TPO
Your Ref:

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

30 July 2018

Your contact
is: Sarah Hanson, Planning and Building Control

Dear Mrs Cooper

RE: PROPOSED WORKS TO THREE TREES AT 1 NEW ROAD, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 72/04 AND TO CONSERVATION AREA STATUS.

Thank you for your application of 6 June 2018, regarding the above.

During my visit on 26 July 2018, we discussed the three trees subject to your application.

The Tulip tree on the border with No. 3 is subject to conservation area status and is clearly dead. We noted that the bottom section of the trunk is in very poor condition with the bark becoming detached. The cause of the tree's death was not clear – there were no obvious signs of fungal attack such as Honey fungus. I understand you wish to retain some trunk to use for climbing plants, in which case the height should be carefully considered given the poor condition of the trunk base, i.e. potentially coming unstable.

Under Section 213 (1) of the Town and Country Planning Act 1990, a landowner is under a duty to replace a tree which is removed in a conservation area because it is dead or dangerous. The duty on the landowner is to plant another tree of an appropriate size and species at the same place as soon as he or she reasonably can. However, in this case, considering the presence of the two TPO Cedar trees in your garden, the requirement to replace the Tulip is waived and the decision over whether to replant is up to you.

In relation to the Cedar close to the boundary with No. 3 (T2 in the TPO), minor dead wood throughout the crown was noted, which it would be prudent to remove. No formal approval is required for this – note Informative 1 below.

In relation to the other Cedar (T1) in the TPO, you applied to remove four specific branches, over and above that previously approved. We discussed these on site and agreed an alternative to one of the branches.

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

- Cedar (T1) - removal of 4 main branches as indicated on the attached photograph.

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

Informatives

1. Removal of dead or dangerous wood or trees: 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 or trees. 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

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