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Mr. B Nash
Berks and Hants Tree Surgeons
Hartleys
Silchester
Reading
Berkshire
RG7 2QE

Our Ref: 180495/TPO
Your Ref:

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

18th May 2018

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Mr. Nash,

RE: PROPOSED WORKS TO TREES ON LAND AT 3 NOTLEY PLACE, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 50/13.

I am writing to you with regards to your tree works application ref: 180495

In your application you applied to undertake the following tree works:

- *T3 Hornbeam (T20 of TPO 50/13) - remove lower branch back to healing point of trunk east facing the remaining hornbeams reduce by 3ft crown reduction (6m spread) down to 4 metres spread T4 (T21), T5(T22), T6(T23) / which also T3 (T20 of TPO 50/13) needs to be reduced by 3 metres.*

I visited 3 Notley place on 18th April 2018 to assess the tree works application. On 25th April I sent you a follow up email advising that the Borough Council would not want to see an overall canopy reduction of the Hornbeams on site as this would harm their long term health and amenity value as viewed from the Conservation Area.

In addition I advised you that I cannot support the removal of the lowest branch from T3 (T20 of TPO 50/13) as this is a large healthy branch. Removing it would create a significant wound on the trunk of the tree. During the site visit Mrs Honeybourne mentioned that this work was proposed to alleviate concerns about the branch fork. Having viewed that fork I determined that although there is some bark inclusion, the branch fork has progressed to a 'cup' union which is satisfactory in form and not an unacceptable defect in this sheltered location.

In my email dated 25th April I asked you to confirm whether you wished to amend your tree works application. The statutory period the Borough Council has to determine your tree works application expired on 10th April 2018. To date, I have not had any further correspondence from you with regards to amending your application or arboricultural evidence to support the need for the proposed tree work at this time.

In view of the above I can confirm that the following aspects of your tree works application have been **refused**.

Refused tree work

- T3 Hornbeam (T20 of TPO 50/13) - remove lower branch back to healing point of trunk east facing.
- The remaining Hornbeams reduce by 3ft crown reduction (6m spread) down to 4 metres spread T4 (T21), T5(T22), T6(T23) / which also T3 (T20 of TPO 50/13) needs to be reduced by 3 metres.

Building works have been approved for a first floor extension to 3 Notley Place and therefore I would recommend lesser works to cut back the trees in order to facilitate the build. This would not require an overall canopy reduction. On site Mrs Honeybourne advised that she also wished for a further two Hornbeam trees (T24 and T25) at the front of the property to be cut back and included in this application.

I can therefore confirm that the following tree works are **approved** subject to the following conditions:

Approved tree works

- Remove the lower branch from the Sycamore (T19) back to main stem. Although this branch is fairly substantial where it meets the trunk, the upper tips of this branch are in decline and the branch makes no significant contribution to the overall amenity of the tree.
- Reduce eastern side of the canopies of 6x Hornbeam by up to 1.5m where they grow towards 3 Notley Place, using suitable reduction points in order to give reasonable clearance to the property.

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 two years from the date of this notice after which the consent lapses and a new application will be required.
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 030 6000
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

If you wish to appeal against the Council's decision on this matter, 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

Consultant Assistant Natural Environment Officer

cc. Mrs S Honeybourne, 3 Notley Place, Caversham RG4 8PW