



Mr T Evered
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11 January 2018

Your contact
is: Sarah Hanson, Planning and Building Control

Dear Mr Evered

**RE: PROPOSED WORKS TO TREES AT EMMBROOK COURT, SOUTH DRIVE, READING -
SUBJECT TO TREE PRESERVATION ORDER NUMBER 193/07.**

Thank you for your application of 30 November 2017, regarding the above.

Your application seeks approval for all tree works as detailed in the Tree Survey dated 29 March 2016 from Tree Surveys with the addition of crown lifting T3 (Yew), omission of works to T21 (Horse chestnut) due to branch failure since the survey was undertaken and felling of T47 (Red oak) based on decay detection results received since the survey was undertaken.

During my visit on 15 December 2017, with two representatives from Emmbrook Court, the Horse chestnut (T21) was discussed further. Given that the branch failures will limit the useful life of this tree and taking into account suppression of the adjacent young Wellingtonia (planted as replacements some years ago), it was decided that the felling of T21 would be reasonable at this stage. This is therefore now included in the application. In addition, the application has been slightly amended to include repeated crown lifting of T3 (Yew), for a set period, to avoid the need for frequent applications and has also included the removal of young Elm adjacent to T21 (to avoid suppression of the adjacent young Wellingtonia).

It was noted that the tree survey recommended an advanced inspection of T20 (Horse chestnut) due to basal decay. It does not appear that this has happened and given the time that has passed since the survey completion in March 2016 and that this inspection was recommended within three months of that survey, it would be prudent for this to be followed up.

Lastly, it was apparent that the implications of a 'Woodland' TPO were not fully appreciated by Emmbrook Court Management, in particular that all trees of whatever size are protected. I clarified that a 'Woodland' TPO protects every tree, from a new sapling to a mature specimen hence approval is required for works to any size tree. With this in mind, I suggested that the Management may wish to formulate a woodland management plan, covering perhaps 5 years, and submit that for agreement to minimise the number of tree work applications required during that period.

I can confirm that the following proposed works are approved subject to the conditions below:

- All works as listed in the Emmbrook Court Tree Schedule march 2016 within the Tree Survey dated 29 March 2016 from Tree Surveys. For clarification, in relation to T29 (Lime), this would include the removal of basal growth.
- T3 Yew – crown lift to 4m above the adjacent parking on an annual basis for the next 5 years (including 2018) – a new application being required before repeating this works in 2023.
- T21 Horse chestnut – fell
- Group of young Elm adjacent to T21 – fell

Please note the 'timing of works' condition 5.

The approved works include the felling of 5 trees (2 Ash, 2 Horse chestnut and 1 Poplar). Other Horse chestnuts are in decline, with the approved works including substantial reductions. Replacement planting to ensure continued woodland coverage is therefore required as detailed in condition 6 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. 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 crown reduction works hereby approved (T24, T27, T43 Horse chestnuts and T58, T70 Limes) shall only be carried out December-January or late July-August.

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

6. Following the felling of the five trees authorised by this consent, five replacement trees of a minimum 4-6cm girth shall be planted within the woodland during the planting season (Nov-March) following or at the time of the felling of the trees, whichever is soonest. The species shall be agreed with the Council and should be predominantly native or naturalised species.

Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations'

Should the replacement tree be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Reading Borough Council Natural Environment Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reason: To retain the present visual amenity value of the area and ensure continuity of tree coverage.

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. Removal of any dead or dangerous protected tree: This does not require the formal consent of the Council. However you are required to give 5 days notice of the work where it is not an emergency, to allow the Council to agree that the proposed works are exempt from requiring consent. The exception is where works are 'urgently necessary to remove an immediate risk of serious harm', in which case you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

Once felling of a dead or dangerous tree has been carried out, the owner has a duty under Section 201(b) of the Town & Country Planning Act to replant another tree of an appropriate size and species in the same place as soon as they reasonable can. This replacement tree will be covered by the existing Tree Preservation Order. The new tree would be subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.

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.

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

C.c. Justine Bowler, Emmbrook Court