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**Head of Planning Development
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Mr E Butler
Future Tree
14 Harcourt Drive
Earley
Reading
RG6 5TJ

Our Ref: 181456/TPO
Your Ref:

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

4 October 2018

Your contact
is: Sarah Hanson, Planning & Building Control

Dear Mr Butler

**RE: PROPOSED FELLING OF ONE SYCAMORE TREE AT 6 WAYLEN STREET, READING -
SUBJECT TO TREE PRESERVATION ORDER NUMBER 6/18.**

Thank you for your application of 16 August 2018 seeking permission to fell the Sycamore at 6 Waylen Street, submitted on behalf of your client at 5 Russell Street.

As you are aware, the processing of this application has been running in tandem with your client's objection to the TPO. Following my letter of 5 September 2018 (responding to the objection), you confirmed in your email of 1 October 2018 that we should assume the objection still stands, hence that this application should still be determined.

As with your objection to the TPO, your application to fell is based solely on the damage that is occurring to the boundary wall between 6 Waylen Street (tree's location) and 7 Russell Street. You have commented that:

'The incremental growth of this tree has caused direct damage to the wall which is deflected from the boundary line and fractured. Reinstatement of the boundary line and reconstruction of the boundary wall would likely lead to damage to the Sycamore tree root system. It is reasonable to forecast that any repairs to the boundary wall are likely to be subsequently negatively impacted by the continued growth of this tree'.

We are aware of the condition of the wall and this was seen during your site meeting of

14 August with my colleague Sarah Duckworth. As advised in my letter of 5 September 2018, the issue of the condition of the wall, it's rebuilding and how this would be achieved is a private matter between the tree owner (6 Waylen Street) and the owner of the wall which may be either 6 Waylen Street or 7 Russell Street. Whilst your client is able to apply to fell the tree, the condition of the wall is not relevant as your client is at 5 Russell Street, has no legal interest in the wall and is not affected by its condition.

If at a later date the owners of 6 Waylen Street or 7 Russell Street wish to approach the Council to discuss the tree and wall issues further, we will deal with it then. As we have advised already, having spoken to the tree owner since the meeting of 14 August, he has stated that he wishes to retain the tree hence it is assumed that any repair of the wall will be done with a view to being able to work around the tree. It also follows that regardless of the Council's decision on this application, the owner would not give permission to fell the tree; your client could obviously not fell it without both the Council and the owner's permission.

No objection to the TPO or application to fell has been received from the owner or occupier of 6 Waylen Street or from the neighbour at 7 Russell Street.

For clarification, whilst the condition of the tree is not raised as a concern in your application, the site meeting of 14 August did not raise any issues with the tree's condition that might make felling appropriate.

In conclusion, the proposed felling of the Sycamore in the neighbouring garden at 6 Waylen Street is refused.

If you/your client 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 your client suffers any loss or damage as a result of this refusal of consent, he may be entitled to recover compensation from the Council. If he wishes to make a claim he 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 Offices, 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 Hanson

Sarah Hanson
Natural Environment Officer

C.c. Mr M Oates, 5 Russell Street, Reading
Mr S Snapes (owner of 6 Waylen Street)