



Mr & Mrs Malhi
Warren Court
Upper Warren Avenue
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Reading
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Giorgio Framallicco
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20 June 2018

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Mr & Mrs Malhi,

**RE: PROPOSED WORKS TO TREES AT WARREN COURT, UPPER WARREN AVENUE,
READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 319.**

Thank you for your application of 17 May 2018, regarding the above.

Further to my visit on 31 May 2018, I can confirm that the following proposed works, as detailed in your application, revised on site to include the felling of two additional conifers, are approved subject to the conditions below with reference to the attached photographs:

- Small, mature Cherry – fell due to declining condition. It has not been demonstrated that this tree is not included in the TPO (the Area TPO only covering those trees present when it was made in 1992). However, it is a mature tree (albeit of small stature) so it is possible it may have been present. In any case, its removal is reasonable given its declining condition. The intention to replace with a Mulberry is noted and is secured via condition 4 below.
- One large Cypress (east side of the rear garden) – fell. Whilst this tree is visible from the road and contributes to the overall tree coverage, it is not considered that its removal would have a significant impact of the amenity of the area due to the number of surrounding trees. I note the intention to replace with a Whitebeam, which is acceptable – please note condition 4 below securing this.
- 2 x Conifer on the south-west corner of the house – fell. Whilst these are

substantial trees, they are very close to the house and have minimal visibility to the public from Upper Warren Avenue due to the presence of the house and other trees on the frontage, therefore their removal is not considered to have a significant impact on the locality. Replacement planting is required to maintain tree coverage on this important tree-lined ridge (a designated 'Major Landscape Feature'). Replacement planting will be required for these – please note condition 4 below.

During our meeting we discussed the fact that the conifers were not native, that being one reason why you felt their felling was justified. For clarity, whilst we appreciate that native species are better for biodiversity, the nature of the tree stock in Reading is very much one which incorporates exotic species due to major tree planting in Victorian times. These can be in keeping with the character of a building or street if of the same period, hence a tree being non-native is an insignificant part of our consideration when felling is proposed.

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. Following the felling of the four trees authorised by this consent, one Whitebeam (*Sorbus aria*), one Mulberry (*Morus nigra*) and two other trees (species to be agreed) of a minimum 10-12cm girth and 3m in height shall be planted within the rear garden during the planting season (Nov-March) following or at the time of the felling of the individual trees for which they replace, whichever is soonest.

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

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