



Julian Clarke
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Our Ref: 181700/TPO
Your Ref:

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3rd October 2018

Your contact is:

Sarah Duckworth, Planning & Building Control

Dear Julian

**RE: PROPOSED WORKS TO TREES ON LAND AT HORNBEAM CLOSE, CAVERSHAM,
READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 180/07**

Thank you for your application dated 27th September regarding the above.

You have applied to carry out reduction works on all sides of a significant group of Hornbeam which give Hornbeam Close its name. This work includes reductions to the sides of the group by between 1 and 2m, pruning to give clearance to the garage roof by 1.5m and clearance above the garage by 3m. You have also applied to crown lift the trees to give 5m clearance over the driveway.

In your application correspondence you advised that this work was a repeat of previous application ref: 150963, however I have checked and this approved application was for the following, slightly lesser tree works: *'Tip reduce branches to 4m over adjacent access drive, Tip reduce branches to give 4m clearance to adjacent building to northeast. Tip reduce branches to give a 2.5m height clearance over adjacent garage building. Tip reduce branches to give a 2.5m height clearance over surrounding grass/shrub area.'*

I went to site on Thursday 27th September and noted that the trees are large with a good canopy shape. The proposed works to reduce the lateral spread of the trees on the southwest side of the canopy would have no discernible benefit for the adjacent property owners but could harm the balance and amenity of the trees. I also consider the crown lift over the highway to 5m to be particularly high over a private residential drive and which again would harm the balance and amenity of the trees.

In view of this, your application for a 5m canopy lift over the driveway and to reduce the lateral growth growing between the top driveway and the garage block is considered potentially harmful to amenity of these trees and has been refused.

Consent has been granted for the remainder of the work plus lesser works to crown lift the trees to 4m over the driveway subject to the conditions below.

Approved tree work

G1 (5x Hornbeam)

- Lateral crown between property 5 Hornbeam Close and garage block in front of it, reduce by an average of 1.5m.
- Lateral growth growing towards 4 Hornbeam Close, reduce by an average of 1.0m.
- Lateral growth growing towards 3 Hornbeam Close, reduce by an average of 2.0m.
- Lateral crown between property 3 Hornbeam Close and driveway, reduce by an average of 1.0m.
- Lateral growth over the garage block roof of hornbeam close, reduce by an average of 1.5m and crown lift over garage roof to give 3m clearance.
- Crown lift over the driveway areas only to give 4m clearance from ground level.

It has also been noted that your client intends to fell two trees planted when the development was completed. These trees are not subject of a TPO. Both trees are healthy specimens with potential for a long and healthy life expectancy and the Borough Council is disappointed that the trees are intended for removal. We would encourage your client to reconsider retaining the trees. In particular I would like to advise that the Birch will not cause any harm to the adjacent hedge as the light foliage of this species tends to cast very little shade. In the event trees are to be felled we would encourage replacement planting in a suitable location to ensure no net loss of tree cover within the site.

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. 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

2. You are advised that this decision is valid for one pruning operation to be undertaken within two years from the date of this notice after which the consent lapses and a new application will be required.

3. 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 of sought permission or will condone the use of consents to force any landowner to grant such permission.

4. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

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

Sarah Duckworth
Assistant Natural Environment Officer

cc. Mr Colin Hall, 2 Hornbeam Close, Caversham RG4 7DF