

Ms Angela Maybanks
352 Wensley Road
Coley Park
Reading
Berkshire
RG1 6DR

Alison Bell
Head of Environment &
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Civic Offices, Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 170676/TPO
Your Ref:

Direct: ☎01189 374294
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11th May 2017

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Ms Maybanks,

**RE: PROPOSED WORKS TO A TREE ON LAND TO THE FRONT OF 352 WENSLEY ROAD,
READING - PROTECTED AS T1 OF TREE PRESERVATION ORDER NUMBER 94/09.**

Thank you for your application of 4th October 2016, regarding the above which was submitted to the planning department on 3rd May 2017. May I firstly apologise for the inordinate time it has taken for you to receive a response to your application.

I have been out to view the Oak at the front of your property and found it to be a healthy mature specimen which makes a significant contribution to the amenity of the local area.

You have advised in your application that you would like to have the branches cut back so that they do not overhang into the garden of your property. When approving a TPO application, the Local Planning Authority needs to ensure the schedule of tree work is specific and quantified in order to prevent any ambiguity or misinterpretation by the applicant, tree surgeon or Local Authority Tree Officer.

In view of this, I have quantified the works which I consider are appropriate given the condition of the tree and which are also acceptable under the TPO. I consider that these works will also provide the necessary clearance of overhang over your garden which you have applied for.

I can confirm that the following works to T1 (Oak) of TPO 94/09 to the front of 352 Wensley Road are approved subject to the conditions below:

Approved Works

1. Prune to give a minimum of 1m clearance to street light.
2. Crown clean removing deadwood and any dangerous/diseased or dysfunctional branches and other objects including rope tied around one branch (this should not include the tidying up of the branch snag in the canopy from an earlier branch failure over the highway verge which is best to leave as is).
3. Crown lift lower outer branch tips approximately 2m to nearest suitable pruning points.

4. Reduce canopy over 350, 352 and 354 Wensley Road by approximately 2m or to boundary line whichever is greater using the nearest appropriate reduction point to leave a natural-looking but reduced canopy outline (See image below).



Figure 1. Showing indicative pruning line to be achieved in part 4 of the approved tree work schedule

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

3. Crown cleaning should not include the removal of fused natural braces (branches or stems), or the removal of entwining branches or rubbing branches (where they may be forming a natural brace) from the crown of a semi-mature to fully mature tree without carrying out an assessment of any junctions formed below such natural braces.

Reason: Removal of natural braces may lead to failure of weak unions.

4. The approved works shall be undertaken in mid-late summer (July - August) when the tree's energy reserves are at their height or during the winter months of December - January during the period of dormancy.

Reason: Taking into account the trees' phenological cycle and in order to avoid any unnecessary detriment to the trees as a result of the pruning work.

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 further consent will be required.

2. 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'.

3. 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

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

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 Duckworth

Sarah Duckworth
Consultant Assistant Natural Environment Officer

cc. Carolyn Jenkins, RBC Parks