



Giorgio Framallicco
**Head of Planning Development
and Regulatory Services**

Civic Centre, Reading, RG1 2LU
☎ 0118 937 3787

Ms J Salmon
JW Salmon Arboriculture Ltd
Fairhaven
Lower Farm
Cottered Lane
Throcking
SG9 9RW

Our Ref: 172230/TPO
Your Ref:

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

28 March 2018

Your contact
is: Sarah Hanson, Planning & Building Control

Dear Ms Salmon

**RE: PROPOSED WORKS TO A GROUP OF POPLAR TREES AT IMPERIUM, IMPERIAL WAY,
READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 37/13**

Thank you for your application of 13 December 2017 regarding the above. The reasons for the delay in being able to process your application were explained in my email of 22 February 2018.

Following our email correspondence, you have confirmed that you were seeking approval for the following works:

- Group of Aspen (G3 of application) - crown reduce by a maximum of 4 metres
- Group of Oak/Pear (G2 of application) - reduce all trees by a maximum of 2m

The reasons stated for the works are:

- G3 - Due to concerns over height and low limbs over car parking area
- G2 - for maintenance works so they can be retained at a suitable height for their location

We have, in our correspondence with you, sought clearer, arboricultural reasons for the works, however this has not been forthcoming and we therefore have to consider whether the current reasons put forward justify the reduction in amenity value that would result from the works

Further to my visit of 26 March 2018, I have the following comments:

In relation to G2 (Oak/Pear), these trees are located within the large car park area. There does not appear to be any over-ground constraints to their continued growth and I expect these trees were secured as part of a planting scheme when the building was developed to soften the expanse of hard surfacing. In such locations, we would seek for trees to reach their full potential in order to provide the multiple benefits of larger canopies. There appears no reason to restrict their size and the reason given provides no clarification of why it would be necessary. As such, the reduction proposed is considered unnecessary and, with your plan to retain them at that reduced size, would detrimentally impact their future amenity value.

In relation to G3 (Aspen), you have not confirmed why the height of the trees is, or should be, of concern. In addition, it is not clear how an overall crown reduction would aid concern over low limbs, which would normally be dealt with by crown lifting. Your original application indicated that all G3 needed to be reduced due to the proximity of the adjacent Unit. Whilst you subsequently agreed that this wasn't the case, you confirmed that a reduction of the whole group was recommended in order to treat them as a group to avoid windthrow of any trees remaining unpruned. The height of the trees is the primary factor in the amenity value they provide and any reduction in height would affect this. A height reduction would also lead to future on-going management issues to deal with the re-growth. It is appreciated that the majority of the group are in close proximity to the Unit next door but selective branch reduction could be carried out to address this. As mentioned above, the issue of low limbs over the parking area would seem best dealt with by crown lifting.

In conclusion and in view of the lack of clear reasons for the work, the proposed reduction of G2 (Oak/Pear) by 2 metres and reduction of G3 Aspen by 4 metres is refused. 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/your client suffer any loss or damage as a result of this refusal of consent, you/they 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.

Please ensure your client receives a copy of this decision without undue delay.

During the application process, you indicated that there were 7 dead trees on site. Despite assurances that the number and location of these would be confirmed, this has not been received. Please note that you are required to give 5-days written Notice of your intention to fell dead trees. This Notice should include the number, location and species.

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