

Mr G Murgatroyd
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Our Ref: 170854/TPO
Your Ref:

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19 June 2017

Your contact
is: Sarah Hanson, Planning and Building Control

Dear Mr Murgatroyd

RE: PROPOSED FELLING OF ONE YEW TREE AT 5 MAPLEDENE, READING - T16 OF TREE PRESERVATION ORDER NUMBER 8/05.

Thank you for your application of 26 May 2017, regarding the above.

Further to my visit on 14 June 2017, I have the following comments:

The Yew tree is a mature and healthy specimen with a full crown. A small percentage of yellowing of foliage was noted throughout the crown, the cause of which cannot be confirmed but which seems to have occurred since Sarah Duckworth's visit in August last year. It would seem reasonable to suggest that the yellowing could be a symptom of drought given the overall dry conditions we have had over the winter and spring and that the ground around the tree appeared dry and hard. If caused by drought, then I would expect the tree to recover once weather conditions allow, hence this would not be a reason alone to fell the tree.

In our decision to refuse the felling of this tree, following consideration of application 161516, Sarah Duckworth's letter of 1 September 2016 lays out the benefits provided by the tree and its importance as part of the overall tree overage of the locality. Our thoughts in this respect have not changed. However, given that amenity value is the primary asset a tree should have to warrant inclusion in a TPO, it is important when assessing any tree work application to fully consider the amenity value provided by a tree and the impact its loss would have on the area. In addition, we also have to consider the reasons put forward in support of felling and whether these outweigh any loss of amenity that may result from the felling.

In this case, the reasons put forward, when considered alone, would not be sufficient to justify the felling of a healthy tree of high amenity value given that the reason relates to the desire to construct an outbuilding, rather than any arboricultural justification. However, when assessing amenity value of this tree its public visibility is negligible, if

any. As such, its loss would have little, if any, detrimental impact on the treed appearance of the area. Other adjacent trees are considerably taller and provide amenity value due to their visibility from surrounding roads.

In conclusion, whilst we do not normally allow the felling of a healthy tree, we must consider whether its loss would have a detrimental impact and if not, then felling is arguably justified. In this case, it is agreed that felling would not impact on the area and replacement tree planting can be secured in a location where the new tree will allow greater public visibility.

I can therefore confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T16 Yew - fell.

Please note replacement condition 4 below. We discussed a potential location, that being on the upper section of your garden on the boundary near 6 Mapledene, between the northern end of G1 of the TPO and T13/T14 (ref to tree numbers on TPO plan D1824). I am happy to consider any species you wish to put forward, but would suggest selection from the species present in the TPO as we know they are appropriate for the area.

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 tree authorised by this consent, one replacement tree of a minimum 10-12cm girth and 3m in height shall be planted in the rear garden during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The location and species shall be agreed with the Local Planning Authority.

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
Natural Environment Officer