



Mr & Mrs Matthews
10 Dellwood Park
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Giorgio Framallicco
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31 July 2017

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Mr & Mrs Matthews

RE: PROPOSED FELLING OF ONE LIME TREE AT 10 DELLWOOD PARK, READING - T5 OF TREE PRESERVATION ORDER NUMBER 17/15.

Thank you for your application of 11 July 2017, regarding the above.

Further to my visit on 24 July 2017, I have the following comments:

Prior to your ownership of the property, two applications to fell the Lime were made, one in 2005 and one in 2006, both of which were refused. However, whilst the history of a tree is relevant, each application is considered individually taking into account the reasons put forward for the work, the condition of the tree at the time of the application and the amenity value it provides. As explained prior to your application, whenever a tree works application is received, we always consider whether the tree is actually still worthy of a TPO prior to considering the works. This is especially important where there has been a significant number of years between applications. Our files indicate that the last application for works to the Lime tree was made in 2015 by you, which was for crown thinning of 15%.

When considering the amenity value a tree provides, Government guidance is that when considering trees for preservation, 'the trees, or at least part of them, should normally be visible from a public place, such as a road or footpath...'. The Lime tree can be viewed from Orwell Close and from several locations in Dellwood Park. We are satisfied that the

amenity value justifies the tree's inclusion within a TPO both as an individual and as part of the overall tree coverage of Dellwood Park. The tree was one of many retained as part of the development of Dellwood Park, which was designed around these trees to ensure their retention into the future.

As you are aware, the tree is of a non 'standard' form in that it consists of a central stem, which has been pollarded many decades ago, and three, large upright side stems. However, the canopy spread has been manged and is no more than would be normally expected from a tree of this age. It is arguably more difficult to continue to manage this due to the tree's form, but it is possible.

Your application for felling is based on concerns relating to mess created by the tree – leaves, seeds, honeydew (sticky mess); neighbour's concerns about the mess and the proximity of tree preventing windows and doors from being opened. These are commonly cited reasons for tree works and are not normally reasons, on their own, to fell a healthy tree of high amenity value, particularly where work is deemed possible to alleviate these concerns as it is in this case.

In conclusion, it is not considered that the reasons put forward in support of the felling outweigh the loss of amenity hence the felling of the tree is refused. However, there is scope to carry out lesser works to address yours and your neighbour's concerns.

Due to the form of the tree, being multi-stemmed and previously pollarded (central stem), it is reasonable to manage the overall size of the tree. In addition, there is scope to crown lift branches overhanging yours and your neighbour's gardens at 9 Dellwood Park and 14 Orwell Close.

I can confirm that the following proposed works, as an alternative to felling, are approved subject to the conditions below:

- Lime (T5) – crown lift to 5-6m through 360⁰, including the removal of basal growth, minor epicormic growth from the main stems and removal of primary branches from the main stems where less than 50mm diameter; reduction in height by approximately 2m, back to suitable growing points, and associated minor reshaping to maintain a flowing crown line.

I understand that you do undertake the removal of Ivy and it would be prudent to continue doing this so that the junctions of the main stems are visible and so that defects elsewhere in the tree are not hidden. Ivy also adds to the shading created by a tree.

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. 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

5. The crown reduction works hereby approved shall only be carried out late July-August or December-January

Reason: To avoid harm to the future health of the tree.

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

3. Prior to the severing of well-established Ivy at the base of the tree, it would be prudent to carry out an assessment of whether any of the stems of the Ivy are forming a natural brace above a suspected bark-included union

If you wish to appeal against the refusal of consent for felling or 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 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 Hanson
Natural Environment Officer