



Mr S Arnold
Tree Solutions Arboriculture Ltd
23 Springdale
Finchampstead
Wokingham
RG40 4RZ

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

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

Our Ref: 171144/TPO
Your Ref:

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

7 August 2017

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Mr Arnold

**RE: PROPOSED WORKS TO THREE TREES AT HEATH POINT, UPPER WARREN AVENUE,
READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 319.**

Thank you for your application of 26 June 2017 and resubmission of 17 July 2017 (clarifying the works), regarding the above.

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

For clarification, T1 & T2 of your application are the wrong way around in terms of species. With reference to the sketch plan provided, T1 is the Plane tree and T2 is the Horse chestnut.

Your original application form stated that the reason for the works, in addition to providing clearance from the property, was '*primarily to provide light to this side of the house and the recently turfed area*' and I understand that these reasons were provided by your client, Creative Landscape Co. Ltd.

As you will be aware, the property is a recently completed new build (replacement dwelling). During the processing of the planning application (140083/FUL), the relationship with the trees was carefully considered. This resulted in the house being further away from the tree canopies than first proposed and room orientation being such that no principle rooms relied on light from the west, given that this was restricted by

existing mature trees. The western elevation (according to approved plans) includes a small window to the sitting room and two small windows to the Master bedroom, however the primary light source would be from the large windows on the southern elevation. The only other room with a window (its main window) to the west is the study. This is not a principle room and the existence of the trees on the west elevation will always result in limited light to this room. Given this information, pruning to allow more light, if potentially detrimental to the trees, would not be considered reasonable.

Similarly, pruning to allow more light to the recently laid turf on the western side of the house would not be reasonable if potentially harmful to the trees. It must be appreciated, given the presence of large mature trees, that grass growth will be less successful in this location hence turf should be laid with an appreciation of this.

Whilst there was an approved arboricultural method statement attached to the planning approval which I believe (from arb monitoring reports) was followed with regard to activity adjacent to the trees in question, we have to be mindful of the fact that their environment has changed and this may cause the trees stress. It is preferable to avoid tree works soon after such changes to avoid additional stress to a tree. However, I am mindful of the need to ensure tree branches are of an appropriate distance from a property to avoid direct contact. Pruning for this reason is normally recommended as 1.5-2m clearance – in this case, pruning to provide 3m clearance has been proposed due to the light issues.

In relation to the Plane tree (T2 on application form, T1 on application sketch), the majority of the crown is already 3m from the property, hence works will only involve very minor pruning of a few branch ends.

In relation to the Horse chestnut (T1 on application form, T2 on application sketch), this is the tree for which the pruning will involve the most significant work. Pruning to provide 3m horizontal clearance from the west elevation will involve the removal of a significant amount of foliage, likely to be detrimental to this species which is already under stress from successive years of Horse chestnut leaf miner infestation. Assuming the tree responds, pruning will need to be repeated at a later date. It would seem preferable to limit the amount of foliage removed and to avoid the need for repeat pruning if possible. There are some fairly minor (in terms of diameter) main branches that overhang that could be removed in order to lift the crown above the grass area and which would also remove that foliage long-term. In addition to the removal of such branches (refer to attached photos and approved specification below), pruning remaining branches to provide 1.5m-2m clearance would be acceptable. The proposed pruning to provide 3m clearance is refused, however alternative works are approved.

In relation to the Douglas fir, the branches appear to have sufficient clearance from the property hence work to provide clearance appears unnecessary. However, the branches indicated for pruning appear over-extended, hence pruning for arboricultural reasons, i.e.

to reduce their length, hence weight, would be reasonable.

I can confirm that the following works are approved subject to the conditions below and with reference to the attached photographs:

- London Plane (T2 on application form, T1 on application sketch) – selective branch reduction to provide 3m clearance from the house
- Horse chestnut (T1 on application form, T2 on application sketch) – remove lower main limbs of no more than 5-10cm diameter that droop and overhang the grass area adjacent to the west elevation to provide approx 3-4m above ground level; selective reduction of remaining branches growing towards the property to provide 2m clearance.
- Douglas fir (T3 of application) – reduce specific limbs by the extent indicated on application photos (approx 1.5m); remove declining and broken branches

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

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. It is best to avoid works in the period immediately before or during bud burst and leaf fall to minimise the effect on the long-term health of the tree

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 suffer any loss or damage as a result of the refusal of consent to prune the Horse chestnut to provide 3m clearance, 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

C.c. Doug Jabobs, Creative Landscape Co. Ltd
Sam Head, Heath Point, Upper Warren Avenue