



Mr K Maliney
Milestone View Residential Company
7 Milestone View Court
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RG4 6ND

Giorgio Framalicco
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Our Ref: 171001/TPO
Your Ref:

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31 July 2017

Your contact is: Sarah Hanson, Planning and Building Control

Dear Mr Maliney

**RE: PROPOSED WORKS TO ONE CEDAR TREE AT 24 HAWTHORNE ROAD, READING -
SUBJECT TO TREE PRESERVATION ORDER NUMBER 33/01.**

Thank you for your application of 17 May 2017, regarding the above.

I initially visited the site on 9 June 2017 to assess a repeat of the works previously approved (as requested in the application), the most extensive being crown lifting to 5m above the car park, back to the boundary line. Following this visit, my email of 19 June 2017 suggested that crown lifting could consider total removal of some lower branches instead of pruning back to the boundary to avoid the need for repetitive works and that a meeting on site with the owner, would be useful to discuss this.

I subsequently wrote to the owner, Mr Broadbent, who unfortunately could not meet us on the date suggested but who confirmed he was happy with the principle of the work but wished to be consulted by Milestone View Court following tree work approval being given to agree actual works. I met with two of your fellow residents on 29 June 2017 to discuss the extent of works following which I sent an email on 13 July 2017 with a suggested schedule of works. You advised in your email of 16 July 2017 that you would ideally like the tree to be pruned back to 1m past the boundary for its full height and have some lower branches removed. I advised in my email of 17 July 2017 that I would have concerns with this but advised that you were free to apply for whatever work you felt necessary and as such requested confirmation that the following schedule of work and

reasons (taken from our correspondence) reflected that desired by Milestone View Court residents:

Cedar: crown lift to 5m above the car park of Milestone Court by removal of secondary or tertiary branches or by the removal of main branches of 100mm diameter or less; prune back remaining branches overhanging Milestone Court to 1m past the boundary line (into the garden of 24 Hawthorne Road).

Reasons: substantial work is requested to avoid the need to repeat prune for some time, to hinder any possible endangerment to our vehicles and property, to allow more light into the properties; to reduce Cedar needle mess onto Milestone Court parking areas and onto cars

I sought confirmation in the same email that you were happy for the application to therefore be for those specific works. You stated in your email of 21 July 2017 that *'Yes Sarah I confirm we would like it cut as far back and high as possible'*.

On the basis of the various correspondence, I have therefore taken your application to be for the works as specified above.

Further to my visits on 9 June and 29 July 2017 and as indicated in my email of 17 July 2017, the pruning back of all branches overhanging the Milestone View car park to 1m past the boundary line and to the full height of the tree would have a detrimental impact on the appearance of the tree, thereby reducing its amenity value. In addition, multiple wounds would be created, each being an entry point for pathogens, and a substantial amount of foliage would be removed, both of which would be detrimental to the future health of the tree. No arboricultural reasons have been given to support the proposed works. For these reasons, this work is therefore refused.

There is scope to remove lower branches entirely, as we have discussed.

I can confirm that the following, lesser works are approved subject to the conditions below:

- Cedar at 24 Hawthorne Road - crown lift to 5m above the car park of Milestone Court by removal of secondary or tertiary branches or by the removal of main branches of 100mm diameter or less

Please specifically note Condition 5 and informative 3 below which will require a meeting on site with your tree contractor prior to the works going ahead (with access to the garden of 24 Hawthorne Road) and approval from Mr Broadbent for any pruning past your boundary line.

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. Details of the tree work authorised by this consent shall be agreed on site with the Local Authority before such works are commenced.

Reason: To ensure that there is no ambiguity about the details of the works for which consent had been given.

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. 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 the refused works or against any of the conditions attached to the consented works, 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

C.c. Mr Broadbent, 24 Hawthorne Road, Caversham, Reading