



Mr Andrew Wallace
3 Wardle Avenue
Tilehurst
Reading
Berkshire
RG31 6JR

Alison Bell
Director of Environment &
Neighbourhood Services
Civic Centre, Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 162397/TPO
Your Ref:

Direct: ☎01189 374294
sarah.duckworth@reading.gov.uk

2nd February 2017

Your contact is:

Sarah Duckworth, Planning & Building Control

Dear Mr Wallace,

**RE: PROPOSED WORKS TO LIME TREES ON AND ADJACENT TO 3 WARDLE AVENUE
PROTECTED AS T30 OF TREE PRESERVATION ORDER (TPO) 102/07 AND T1 OF TPO
43/14.**

Thank you for your application of dated 31st December 2016 and received on 3rd January 2017 regarding the above.

Further to our meeting this morning, I have looked at the Tree Preservation Orders applicable to your property and have identified that the 'dead / dying' Lime is not protected within a Tree Preservation Order therefore you do not need to give notice prior to felling the tree. Although I would encourage you to undertake replacement planting once this tree is removed, as the tree is not protected, the Borough Council will not enforce replacement planting in this location.

At our site visit we discussed in detail the proposed reduction works to the Lime at the rear of your property (T1 of 43/14). The proposed works to prune the tree just above the stem fork is considered to be contrary to good arboricultural practice. This work would create large pruning cuts in the main stem of the tree allowing decay pathogens to enter and would lead to a column of decay developing in the main trunk over time.

The lowered canopy would reduce the amenity value of the tree and regrowth would be more likely to come into direct contact with the adjacent buildings resulting in the need for more regular maintenance in the future. In view of these concerns, this aspect of your application - 'to prune the Lime at the rear of the property to just above the 'V' at approximately the same height as the gutters of number 5 Wardle Avenue and thin the remaining canopy' is refused.

However, as we discussed on site, the Borough Council consents the following works being undertaken to protected trees on and adjacent to your property subject to the conditions below. This includes works to the Lime at the front of your property as per your application and for reduced works to pollard the Lime tree to the rear (T1 of 43/14) as discussed at my site visit.

Approved Works

- Lime (T30 of TPO 102/07) at the front of the property - Pollard back to old pruning points, to maintain the appearance of this tree in line with other trees in the road and avoid nuisance to pedestrians and traffic using Wardle Avenue.
- Lime (T1 of TPO 43/14) Crown lift, removing adventitious growth from ground level to a height of 1m above the main fork back to the main trunk. Pollard canopy back to pollard knuckles (approximately 3.5m) taking care not to damage or remove the existing pollard knuckles. Where pollard knuckles have not been formed, reduce lateral branches approximately 3.5m or as required to give a minimum of 2m clearance to the property roofline to create a suitable pollard point to which the canopy can be pruned back to in the future.

This work is permitted subject to the following conditions:

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. 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

4. The approved works shall be undertaken in mid-late Summer (July - August) when the tree's energy reserves are at their height or during the Winter months of December - early February during the period of dormancy.

Reason: Taking into account the trees' phenological cycle and in order to avoid any unnecessary detriment to the trees as a result of the pruning work.

Informatives

1. You are advised that this decision is valid for two years from the date of this notice after which the consent lapses and further consent will be required.

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 030 6000

If you wish to appeal against the refusal of consent to reduce the Lime (T1 of TPO 43/14) as per your application or 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 Duckworth

Sarah Duckworth
Assistant Natural Environment Officer