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Our Ref: 171670/TPO
Your Ref:

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18th October 2017

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Mr Arnold,

**RE: PROPOSED WORKS TO TREES ON LAND AT MONCK COURT, PARKHOUSE LANE
READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 4/01.**

Thank you for your application of 21st September 2017, regarding the above. I visited the property on 11th October 2017 to assess your application.

You applied to fell a Cherry T20 (T28 of TPO 4/01). The reasons you have given to felling the tree are that the tree is in a poor condition, has been heavily pruned / pollarded in the past and has prominent surface roots which are causing a nuisance.

Having assessed the tree I have found that it is a healthy, mature specimen tree with reasonable vitality and canopy cover. I agree that the tree has some defects and notably pronounced surface roots but this is not uncommon for the species and would not support the removal of the tree at this time. It is likely that the removal of this tree would probably result in the adjacent Laburnum needing to be felled as it has an asymmetrical canopy and is currently sheltered by the Cherry and adjacent Laburnum (approved to be felled).

In view of the above considerations, based on the information submitted, your application to fell T20 Cherry (T28 of TPO 4/01) is refused.

The following proposed works, as detailed in your application, are approved subject to the conditions below:

Approved work

T1 Sycamore (T31 of TPO 4/01) - selectively prune to give 3m clearance to the street lamp and lift the canopy to 5.5m where required to give clearance for high sided vehicles.

T5 Red Oak (T8 of TPO 4/01) - reduce lateral spread by up to 2m back to suitable growth points due to weak fork.

T7 Weeping Ash (T13 of TPO 4/01) - fell moribund tree.

T12 Common lime (T22 of TPO 4/01) - clean the crown by removing epicormic and basal growth. Lift the canopy to 5.5m where required to give clearance for high sided vehicles.

T17 Whitebeam (T25 of TPO 4/01) - fell heavily suppressed tree.

T18 Laburnum (T26 of TPO 4/01) - fell moribund tree.

T21 Scots Pine (T29 of TPO 4/01) - selectively prune to give 2m clearance to the building and crown lift to 3m above ground level.

T22 Silver birch (T30 of TPO 4/01) - significant buttress damage and dieback in the canopy. Fell to ground level.

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. Following the felling of the tree (s) authorised by this consent, 3 broadleaf trees will be planted a minimum of 3-4m tall, selected from the following species:

- Laburnum (*Laburnum amygdaloides*)
- Silver birch (*Betula pendula*)
- Whitebeam (*Sorbus aria*)

The replacement trees shall be planted within a 5m radius of the felled trees during the planting season (Nov-March) following or at the time of the felling of the tree(s), whichever is soonest.

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 and ivy: This does not require the formal consent of the Council. 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 030 6000

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(s).

4. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

If you wish to appeal against any of the conditions attached to this consent or against the Council's refusal of consent to fell the Cherry (T28 of TPO 4/01), 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 to fell the Cherry (T28 of TPO 4/01), 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
Consultant Assistant Natural Environment Officer

cc. Mr James Buckley, Chaneys Chartered Surveyors, Chiltern House, Marsack Street
Caversham, Reading, Berkshire RG4 5AP