

Mr Martin Platt
Ground Control Ltd
Kingfisher House
Radford Way
Billericay
CM12 0EQ

Our Ref: 160653/TPO
Your Ref:

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

3 May 2016

Your contact
is:

Sarah Hanson, Planning & Building Control

Dear Mr Platt

RE: PROPOSED WORKS TO ONE ASH TREE AT BEACHER HALL (BUPA), 42 BATH ROAD, READING - T15 OF TREE PRESERVATION ORDER NUMBER 62/06

Thank you for your application of 8 April 2016 in which you request approval for:

- Section felling of a cluster of Sycamore trees on the rear (north) boundary
- Reduction of one Ash tree (T15 of TPO) in height by 40%

Your application seeks consent for works to trees subject to a TPO and within a conservation area. For clarity, the site is not within a conservation area.

I sent you an acknowledgement email on the 12 April 2016 advising that the Sycamores in question were not included in the TPO and I attached a copy of the TPO plan for reference. In that email I also asked for a contact number in order to arrange access. I received no response to your email but was fortunately able to access the tree without prior arrangement and carried out a site visit on 18 April 2016.

Further to my visit, I have the following comments:

It was noted that 3 branches growing westward and in front of the rear building elevation had been recently removed. Following correspondence with Steve Earl at BUPA and Jim Edwards (Regional Manager, Ground Control), it has been established that these were dead branches removed without giving the required Notice to the Council. The removal of these branches has resulted in a high crown adjacent to the rear elevation.

The Ash tree appears to be in reasonable condition. In his report on the removal of the branches, Jim Edwards stated that *'The Ash tree in question looks healthy and offers very good screening of the building'*.

A height reduction of 40% is extremely significant and would have a detrimental impact on the appearance and is likely to affect the future health of the tree. In addition, it

would reduce the effectiveness of the tree as a screen and reduce its public amenity value. Due to the proximity of the tree to the building it is also difficult to see how a reduction in height would have any benefit in terms of reducing shading. It would seem more likely that removal of lower branches, thereby allowing more light under the canopy, may be of more use.

In conclusion, the proposed 40% height reduction is refused. If you wish to appeal against the Council's decision on this matter, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

The Environment Appeals Team
Trees and Hedges
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: 0303 444 5584

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. Steve Earl, BUPA