

Mr Neil Reddy
2 Elliots Way
Caversham
Reading
Berkshire
RG4 8BF

Alison Bell
Head of Environment &
Neighbourhood Services

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

Our Ref: 161347/TPO
Your Ref:

Direct: ☎01189 374294
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3rd August 2016

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Mr Reddy,

RE: PROPOSED WORKS TO A SYCAMORE (T1) ON LAND AT THE FOX AND HOUNDS, 51 GOSBROOK ROAD, READING - INCLUDED AS T1 OF TREE PRESERVATION ORDER NUMBER 81/09.

Thank you for your application of 13th July 2016.

Further to my visit on 21st July 2016, I can confirm that the work you have applied for - to cut back the Sycamore (T1) to the boundary line in order to reduce the impact of the tree and mildew falling from the tree from causing a nuisance to your property - is refused. Lesser works have been agreed with you and approved below.

As we discussed at our meeting, pruning the branches back to your boundary would be detrimental to the amenity value of the tree. It would also create large pruning cuts in the structural framework of the tree as potential entry points for decay. The work would result in new growth which would require careful management and be more prone to breakage due to the weaker attachment of the branch to the parent branch.

The Borough Council is sympathetic to the impact the tree is having on the maintenance of your property and following our conversation on site, I can confirm that the Borough Council hereby approves the following work to be undertaken to the tree subject to the stated conditions.

Approved works:

T1 - Sycamore

- Reduce the extended, forked lower lateral branch growing over 2 Elliots Way back to old pruning point approximately 1.5-2m from the main trunk (as identified in attached photograph).
- Selectively reduce the remaining canopy by up to 1m over 2 Elliots Way using suitable pruning points.

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 canopy reduction shall be undertaken in mid-late Summer (July - September) when the tree's energy reserves are at their peak or during the Winter months of December - January during the period of dormancy.

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

Informatives

1. This decision is valid for two years from the date of this notice after which the consent lapses

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. The final pruning point for the shortening of the lower limb growing over your property has been agreed so as not to create a large pruning cut adjacent to the tree trunk as a potential entry point for decay. However, you are advised that there will be some branch regeneration from the pruning point which will require further maintenance in the future to prevent it coming into contact with your property (subject to the relevant TPO consents).

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 or against the Council's refusal of works to T1 (Sycamore) 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, 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
Consultant Assistant Natural Environment Officer

cc. The Owner / Occupier, The Fox and Hounds Public House, 51 Gosbrook Rd, Reading RG4 8BN