

Mrs S Jones-Parry
Lotus Landscapes Ltd
The Acorns
Rye Common
Hook
RG29 1HU

Our Ref: 160855/TPO
Your Ref:

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

1 June 2016

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Mrs Jones-Parry

RE: PROPOSED WORKS TO TREES AT IRIS COURT, NEW LANE HILL, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 41/07.

Thank you for your application of 6 May 2016, regarding the above.

Further to my visit on 27 May 2016, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- Holm Oak (T16) - crown lift to 4m through 360° and prune to provide 2m clearance from the building. For the avoidance of doubt, the removal of the low twin branches growing at abnormal angles can be included in the crown lifting - see attached photographs.
- Horse chestnut (T11 of TPO; T36 of application) - crown lift to 5.5m through 360°. Crown lifting to 5.5m over the road does not need approval under the TPO and your application will be taken as notice of crown lifting to this height over the road.

Conditions

1. 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

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

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

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 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
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.
5. Crown lifting of trees over the footpath and carriageway: If the clearance of vegetation overhanging the highway only involves the removal of branches to give a ground clearance to the statutory heights of 2.7m over the footpath and 5.5m over the road, this does not require formal consent from the Council. You are advised, however, to give notice to the Council of these intended works in order that they can be agreed.

If you wish to appeal against 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 require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

Sarah Hanson
Natural Environment Officer

C.c. Southern Housing Group, James Butcher House