



Mr P Leigh
Proxima GR Properties Ltd
Regency Heights
Woodcote Road
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Emma Gee
Acting Executive Director for
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17 June 2024

Your contact is: Sarah Hanson, Planning, Transport & Public Protection

Dear Mr Leigh

RE: PROPOSED WORKS TO ONE ASH TREE AT REGENCY HEIGHTS, WOODCOTE ROAD, READING - T2 OF TREE PRESERVATION ORDER NUMBER 50/03.

Thank you for your application of 14 June 2024, regarding the above, following my visit of 13 June 2024.

As you know, permission to fell the Ash was originally included in application 240113, based on the advice within the Tree Condition Assessment report of 5th January 2024 from Mark Welby. We agreed that the felling would be omitted from that application, as it was not deemed to be urgent, and the tree reassessed when in full leaf to make a better informed decision.

During my visit on 13 June 2024, the very sparse condition of the crown was noted, with evident significant dead wood throughout. As such, the condition of the tree is now deemed to present an unacceptable risk and felling is reasonable.

I can therefore confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T2 Ash - fell

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. Following the felling of the Ash tree authorised by this consent, one native or naturalised broadleaf tree of a minimum 8-10cm girth and 2.75m high (at time of planting) shall be planted within the curtilage of Regency Heights during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The species shall be agreed with the Natural Environment Team prior to purchase and planting.

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. You are advised that, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012, this decision is valid for one pruning operation (as per the approved specifications) to be undertaken within two years from the date of this notice, after which the consent lapses and a new application will be required.

2. Removal of dead or dangerous wood: This does not require the formal consent of the Council. However written notice is encouraged, 5 working days in advance of removing dead wood in order that we are aware of such works. 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' or in any other case, at least five working days prior to the date on which the works are to be commenced.

3. 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

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, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

Trees and Hedges
Room 3A Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5000

E-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

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

Yours sincerely

Sarah Hanson

Sarah Hanson
Natural Environment Officer