



Mrs S Roberts
Christopher Hoare Tree Services
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Summer Lane
Exbury
Southampton
SO45 1AZ

Emma Gee
Acting Executive Director for
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Your Ref:

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9th July 2024

Your contact is: **Andrei Nazare, Planning, Transport & Public Protection**

Dear Mrs Roberts,

RE: PROPOSED WORKS TO TWO HOLM OAK TREES AND TWO ASH TREES AT 78 COLEY AVENUE, READING - PART OF A1 OF TREE PRESERVATION ORDER NUMBER 74/14.

Thank you for your application of 11th June 2024, regarding the above.

Further to my visit on 13th June 2024, I can confirm that the following amended works, as agreed in Mr Folland's e-mail of 27th June 2024, are approved subject to the conditions below:

- 1x Holm Oak tree near front corner of property - lateral reduction to suitable growth points to create approx. 2m clearance to the building
- 2x Ash trees - fell to ground
- 1x Holm Oak tree near rear corner of property - tidy up the poor pruning taking branch back to the nearest suitable growth points; lightly tip reduce the remaining overhang to the garden by 0.5m

The works proposed for the two Holm Oak trees seek to mitigate conflict with the building, to amend poor previous pruning and, in addition, include minor tip reduction. These are considered reasonable management of the trees and are, as such, agreeable.

During my visit I noted one branch has partially broken off and is hanging from the Holm Oak tree near the rear corner of the property. This can be removed when the approved works are carried out.

Your application states '*showing signs of Ash dieback*' as the reason for the proposed felling of 2 Ash trees. I was not able to confirm any signs of Ash dieback during my visit.

However, in assessing their growing location and form, I identified other reasons that support the proposed felling. Due to their location at the edge of the woodland, both trees have grown very tall and thin in order to reach sunlight and their crowns are unbalanced towards the building. In effect, the majority of their crowns (i.e. leaf area) are within 2-3m of the building. If we consider that maintaining 2m clearance to the building is reasonable management, carrying out such lateral pruning would leave both trees without most of their leaf area and not suitable for retention. For these reasons, the felling of the two Ash trees is agreeable subject to condition 4 below.

Sixteen dead or dying Elm trees are also part of your application. We do not consider the young Elm trees growing adjacent to the footpath running along the property included in the TPO (i.e. these are younger than 10 years). As such, you do not need the Council's permission to remove these trees.

In relation to my question about ownership of the trees, your colleague Mr Folland confirmed that your client is Trinity Estates who own/ run the estate. As the land where the trees grow is under a different title to the land with the houses, I assume your client is, or manages on behalf of, the owner of both properties. If this is not the case, the owner's permission must be sought and obtained before carrying out any tree works past the property boundary.

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 two Ash trees authorised by this consent, two broadleaved trees a minimum of 8-10 cm girth and 2.75m tall (at the time of planting) shall be planted in the woodland north of 78 Coley Avenue, the species of which shall be agreed with the Natural Environment Team prior to purchase and planting.

The tree shall be planted in a location with sparser canopy cover of the woodland, in order to replace the lost amenity, during the planting season (Nov-March) following or at the time of the felling of the trees, 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 trees 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 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'.
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. 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
5. 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.
6. 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, 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,

Andrei Nazare

Andrei Nazare
Assistant Natural Environment Officer
On behalf of Sarah Hanson, Natural Environment Officer

C.c. Mr T Spratt, Trinity Estates Property Management (via e-mail)