



Mr A Czegledy
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22 May 2024

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

Dear Mr Czegledy

RE: PROPOSED WORKS TO TWO PLANE TREES AT GORDON PALMER COURT, BROCK GARDENS, READING - T6 & T7 OF TREE PRESERVATION ORDER NUMBER 138/05.

Thank you for your application of 21 March 2024, regarding the above.

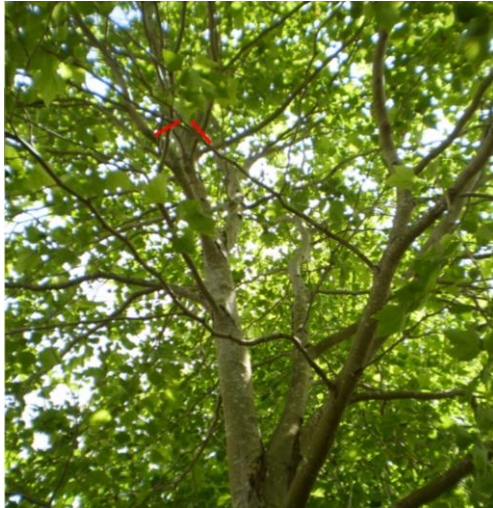
Your application originally sought approval for:

- *G1- Reduce 2x London Plane trees in the garden area of Gordan palmer court 25-30*

Following my visit on 12 April 2024, I sought clarity on the reductions and reasons in my email of 15 April. Within that email I also suggested adding specific crown lifting to both trees.

In your response email of 16 April, you clarified the extent of reduction to T6 in order to take it back to previous reduction points (which weren't evident on site) and you agreed that T7 had not been previously reduced. You advised that the work is to be done to *'improve light into the garden and maintain the trees to a suitable size for the property'* and confirmed that you wished crown lifting to be included in the application.

Reduction of T6 was previously agreed in 2017 (ref 171069) with the agreed specification being: *'Pollard to points as shown with a red line in the attached supporting photographs'*, those being as shown in the photograph below, due to the presence of tight forks in the tree:



Had this degree of reduction been carried out in 2017, I would have thought it would be more evident. It does not appear that your estimated reduction of 2-2.5m would take it back to this level but in any case, given the previously agreed reduction, the proposed works to T6 are reasonable.

In relation to T7, the reduction is not justified on arboricultural grounds as it was/is with T6. Enabling the tree to continue to grow, and provide increasing environmental benefits as a result, is important in view of our climate emergency declaration and adopted Tree Strategy. This is more important given the need to confine the size of the adjacent Plane (T6) on an ongoing basis. The reduction of T6 and the crown lifting of both trees will assist in allowing more light into the garden and a repeat of such work as necessary in the future (subject to approval) would be reasonable. The canopy of T7 is not so close to the property as to be overbearing and could be pruned on the property size as and when this is justified, again subject to approval. In conclusion, the reduction of T7 is REFUSED.

I can confirm that the following proposed works, as detailed in your application (as amended), are approved subject to the conditions below and with reference to the annotated photographs below:

- T6 Plane - crown reduce by 2-2.5m back to appropriate growing points; crown lift through 360° to 3m above ground level removing secondary and tertiary growth only but including the removal of 4 low, main branches (as indicated below)
- T7 Plane - crown lift through 360° to 3m above ground level removing secondary and tertiary growth only.



T6 - four low, main branches to be included in the crown lifting

As an aside, approval 171069 agreed the removal of T5 Plane and condition 3 of that consent required a replacement tree to be planted, stating:

3. Following the felling of the tree authorised by this consent, 1 No. London Plane tree (Platanus x hispanica) of a minimum 10-12cm girth and 3m in height shall be planted within a 5m radius of the felled tree during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest

It does not appear that your clients have complied with this condition hence please remind them of this requirement and they should aim to arrange this ASAP in the forthcoming planting season, i.e. for November 2024. Confirmation is required.

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. The approved canopy reduction shall be undertaken in mid-late Summer (July - September) when the tree's energy reserves are at their height 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.

4. 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. 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 the refusal of consent to reduce T7 Plane or 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

Website: [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/topics/trees-and-hedges)

If your client suffers any loss or damage as a result of this refusal of consent, they/you may be entitled to recover compensation from the Council. If they/you wish to make a claim they/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

Sarah Hanson
Natural Environment Officer