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Mr P Leigh
Firstport Retirement
Regency Heights
Woodcote Road
Reading
RG4 7RH

Our Ref: 240113/TPO
Your Ref:

Direct: ☎01189 372440
sarah.hanson@reading.gov.uk

21 March 2024

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

Dear Mr Leigh

RE: PROPOSED WORKS TO TREES AT REGENCY HEIGHT, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 50/03.

Thank you for your application of 30 January 2024, regarding the above, with accompanying Tree Condition Assessment (TCA) from Mark Welby Consulting Arborists.

During to our site meeting of 29 February 2024, we discussed the proposed works and also viewed several of the Lime trees from the rear garden of a property in Woodford Close. The neighbour expressed concern about the Lime trees in general, specifically their height, shading and branches that have fallen into their garden. It appeared that the fallen branches were dead, hence I advised that the intended removal of dead wood (as per the TCA) would resolve this concern. In relation to the height, this appeared to be a perceived safety fear and not based on identified arboricultural concerns - the TCA should alleviate their fears in this respect. On the matter of shading, we agreed that a further visit would be reasonable later in the year when the trees are in full leaf to determine if any pruning is feasible to alleviate this concern.

We discussed the Ash tree on the frontage (T2 of the TPO; ref 02 of the TCA) and its proposed felling due to symptoms of Ash dieback. We subsequently agreed via email to omit the felling of this tree for now so that an assessment can be made when it is in full leaf later in the year - given the TCA gave the felling only a 'medium' priority (action within 12 months, so by 4/1/25), the delay is considered reasonable in health and safety terms.

I can confirm that the following proposed works, as detailed in your application and for reasons stated in the TCA, are approved subject to the conditions below:

- Black pine (T5 of TPO; 10 of TCA) - Reduce Crown spread to contain tree as in cramped environment by reducing spread from 9m to no less than 6.5m,
- Lime (T6 of TPO; 09 of TCA) - Remove growth on lower stem to 4m in height to aid future assessment,
- Lime (T9 of TPO; 06 of TCA) - Reduce height from 25m to no less than 19m to reduce loading on main fork (note condition 3),
- Yew (T19 of TPO; 03 of TCA) - Lift crown to ensure 2.5m clearance over footpath,
- Horse chestnut (within G2 of TPO; 05 of TCA) - Remove tree to benefit adjacent lime trees [poor condition of the tree is noted]. Please note condition 5.

The following works, for which formal approval is not required, are noted:

- 5 x Limes (G3 of TPO; 04 of TCA) - Remove poorly attached dead wood over adjacent gardens & outbuildings & clear lower vegetation to allow access to stem base for future assessment,
- Black Pine (T8 of TPO; 07 of TCA) - Check & maintain brace as required,
- Lime (T7 of TPO; 08 of TCA) - Remove poorly attached dead wood.

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 works to Lime (T9 of TPO; 06 of TCA) 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

5. Following the felling of Horse chestnut (within G2 of TPO; 05 of TCA) authorised by this consent, one native or naturalised broadleaved tree of a minimum 8-10cm girth and 2.75m high (at time of planting) shall be planted within the Regency Heights curtilage 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. 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. Removal of any dead or dangerous protected tree: This does not require the formal consent of the Council. However you are required to give 5 days notice of the work where it is not an emergency, to allow the Council to agree that the proposed works are exempt

from requiring consent. The exception is where works are 'urgently necessary to remove an immediate risk of serious harm', in which case you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

Once felling of a dead or dangerous tree has been carried out, the owner has a duty under Section 201(b) of the Town & Country Planning Act to replant another tree of an appropriate size and species in the same place as soon as they reasonable can. This replacement tree will be covered by the existing Tree Preservation Order. The new tree would be subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.

7. 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.

8. 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

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

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