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Mr C Lane
Upton Specialised Tree Services
Nettle tree Farm
BH21 7JN

Our Ref: PL/24/0886
Your Ref:

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21 August 2024

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Lane

RE: PROPOSED WORKS TO SIX TREES AT 17 KIDMORE END ROAD (FORMER READING GOLF CLUB), READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 4/18.

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

Further to my site meeting of 20 August 2024 with Simon Minor of Vistry, I have the following comments:

The proposed pruning is to T61 Oak (of the original tree survey), adjacent to Plots 162-173. The existing canopy of the tree overhangs the footprint of the building, which is different to the extent shown on the Tree Protection Plans. It was evident discussing this tree, and others, that the plans submitted are not 100% accurate with regards to the relationship between trees and buildings, resulting in the need for previously unidentified, and unplanned, facilitative pruning. This is disappointing and whilst 'facilitative pruning', i.e. that required in order to be able to implement a full planning consent, would not strictly require approval under the TPO, it is helpful for this to be brought to our attention given that, based on approved plans, such facilitative pruning doesn't appear necessary.

This inaccurate plotting, for whatever reason, is also disappointing insofar as it demonstrates a proximity to dwellings that might otherwise have been raised as a concern and increases the 'future pressure to prune' from future occupiers.

With regards to the three small trees; that being one Rowan and one Ash opposite Plots 112 & 113 and one Holly (T256) proposed for removal, these are very insignificant trees and in extreme proximity to ground works such that retention is not feasible.

Whilst on site, it was noted that two Birch - T120 & T125 of the original tree survey; one in the rear garden of Plot 46 and one in the rear garden of Plot 53 - are in very poor condition. The reason for their condition is not certain, however, this species is vulnerable to drought and others of this species have gone into decline in recent years. These trees are not expected to recover hence will need felling (and replacing) and it seems prudent to do this whilst there are less buildings in the way, i.e. for easier access. As such it was agreed to add these to this application. As discussed, there is a requirement for replacement trees - note condition 4 below - and there is no reason why these could not be planted in the forthcoming planting season in order that they can establish prior to occupation, and they can be protected by the tree protection currently in place around the existing Birches. Note that these will need to be provided with a mulched zone of 1m diameter and watered weekly in the first 2-3 growing seasons (approx. April to Oct) by 20-25 litres per week (increasing in drought / extreme temperatures).

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

- T61 Oak - prune to provide 2.5m clearance from the footprint / nearest building elevation and crown lift lowest limbs to 3.5m.
- Rowan & Ash adjacent to tree T261 & opposite Plots 112 & 113 - fell
- T256 Holly (opposite Plots 114 & 115) - fell
- T120 Silver birch & T125 Downy Birch (within rear garden of Plots 46 & 53 respectively) - 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. 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 Birch trees authorised by this consent, one *Betula pendula* (Silver birch) and one *Betula pubescens* (Downy birch) of a minimum 10-12cm girth and 3m in height (at the time of planting) shall be planted in the same locations (respectively) as the felled trees during the planting season (Nov-March) following or at the time of the felling of the tree, 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 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 from a live tree: This does not require the formal consent of the Council. However you are encouraged to give 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.

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

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

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

C.c. Simon Minor, Vistry