



Mr R Clements
Clements Tree Care Ltd
230 Cookham Road
Maidenhead
SL6 7HL

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

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Our Ref: PL/24/1671
Your Ref:

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

19 February 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Clements

**RE: PROPOSED WORKS TO TREES AT CHERRYCROFT, UPPER WARREN AVENUE, READING
- SUBJECT TO TREE PRESERVATION ORDER NUMBER 64/07.**

Thank you for your application of 12 December 2024, regarding the above. I apologise for the delay in processing the application.

During my visit on 23 January 2025, I discussed the proposed works with Mr McCarthy, tree by tree. The majority of the works were acceptable, albeit we agreed some minor amendments to the specification within your application.

In relation to T6 Horse chestnut, you are aware from our email correspondence, of my initial concerns about the proposed removal of one of the main branches over the driveway of Cherrycroft, and this concern was confirmed during my visit. I understand that this branch has been hit by high vehicles, causing damage, and you advised in your email of 8 January that the concern is that this is likely to happen again in the future, and could be an entry point for infection. Whilst I note this, the diameter of the stem to be removed is more than one third of the diameter of the main stem hence its removal goes against good arboricultural practice. The wound created would be liable to decay, with Horse chestnut not able to resist decay well. Given the size of the branch, its removal would also remove a significant portion of the tree's crown. As such, the removal of this main branch is refused. I discussed alternatives on site, and include these in the approved works below.

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

- T4 Beech - remove two low branches over the driveway of Cherrycroft
- T5 Horse chestnut - fell. Tree is a poor, with a significant lean.
- T6 Horse chestnut - Crown lift over the driveway of Cherrycroft to 5.5m and over the neighbouring property at Canadel to 5.5m above ground level, removing minor secondary and tertiary growth only, with the inclusion of the entire lowest secondary branch growing over the driveway of Cherrycroft
- T7 Horse chestnut - Crown lift to 5.5m over Cherrycroft and Canadel ensuring no wounds over 5cm diameter are created.
- T8 Horse chestnut - remove two lowest branches over the driveway of Cherrycroft and prune remaining branches growing close to the telephone wires to give 1m clearance; crown lift to 5.5m above ground level over the garden of Canadel.



T6 Horse chestnut; T5 Horse chestnut to be removed; T4 Beech (2 low branches to be removed, indicated by red arrows)



T6 Horse chestnut – secondary branch removal to be included in crown lift



T8 Horse chestnut – 2 branches to be removed over driveway of Cherrycroft



T8 Horse chestnut – remove low branch over garden of Canadel and crown lift remainder

I discussed the issues with T6 and vehicle conflict with Mr McCarthy further and understand that he may be considering widening the driveway. He also advised that levelling of the front lawn was intended due to its current uneven nature making leisure use more difficult. I advised Mr McCarthy that the root systems of all the trees will extend under the drive and into the lawn area and hence that ground works should be done to appropriate arboricultural methods, i.e. to a no-dig specification (no excavation aside from small turf layer), no increase in ground levels (aside from minor filling of depressions with soil or sharp sand) and that final surface should be porous.

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 tree authorised by this consent, one native or naturalised broadleaf tree of a minimum 6-8cm girth and 2.5m high (at time of planting) shall be planted within the front garden 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 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 the consented works or against the refused works, 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/guidance/tree-preservation-orders-and-trees-in-conservation-areas)

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

C.c. Mr S McCarthy, Cherrycroft, Upper Warren Avenue