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Mr A Archer
Emmbrook Court Ltd
42 Emmbrook Court
Reading
RG6 5TZ

Our Ref: PL/25/0044
Your Ref:

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

9 May 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Archer

RE: PROPOSED WORKS TO TREES AT EMMBROOK COURT - PART OF W1 OF TREE PRESERVATION ORDER NUMBER 193/07.

Thank you for your application of 9 January 2025 regarding the above.

As you are aware, my acknowledgement of 9 January 2025 included a number of queries. You provided responses in your email of 14 January and in my response on that same date, I further queried the works to T479 Horse chestnut. I clarified in my email of 15 April that a response to this query was required in order to validate and process the application. You therefore sought further input from Tree Surveys, which was provided in their email to you on 16 April. Unfortunately, this did not satisfactorily answer the queries I raised hence I emailed them directly on 22 April to clarify what I was seeking. No response has been received to this email. We therefore agreed to omit this tree from the current application and that you would discuss further with tree Surveys. I understand that they may be intending to carry out decay investigation on the tree.

In our email exchange, we also agreed to add the T457 Lime works (removal of basal growth - as recommended by Tree Surveys) to your application, which you advised you did not think approval was required for. We further agreed to include that as a multiple operation to avoid repeated tree work applications. We also added the same for T492 Lime during my visit.

Further to our meeting on 2 May 2025, I have the following comments:

The works to the trees on the slope of the pond were agreed in your previous application (ref 221225) hence this is just a renewal of that, as it was not carried out.

The works to T428 Sycamore and T449 Oak are considered to be reasonable management of the trees given their condition and past management. As above, the works to the two Limes are reasonable and agreeable on a repeated basis.

In relation to the G430 Sycamores, these were discussed during the last application, and I expressed concern over their entire removal, with alternative works being approved to improve their relationship with the houses in Woolacombe Drive. This application seeks to remove all trees adjacent to the fence overhanging the gardens of the Woolacombe Drive properties. From Woolacombe Drive this group of tall trees are highly visible hence their entire removal would have a negative impact on tree coverage in the immediate locality. Given the lack of access to assess this group as individual trees, the extent of potential removals and other works was impossible to determine. The tree survey comments that:

'group of single and co-dominant stemmed Sycamore located on the southern boundary, basal suckers, weak unions at base, canopies biased to the south, overhanging neighbour's gardens'

There is no clarity on how many have co-dominant stems or elaboration on the 'weak unions' which would be expected, i.e. to provide clarity on whether they present an unacceptable risk. I note, however, that the survey recommends that *'no work is required at this time'* hence I assume Tree Surveys concluded that their structural flaws were not of concern.

The removal of basal suckers, crown lifting, branch reduction over the neighbour's gardens and potential removal of poor specimens in the group can all be considered, however the specification cannot currently be determined due to the lack of access. We discussed this on site and how was best to proceed to avoid a new application, thereby enabling your tree surgeons to proceed whilst on site doing the other works. We agreed that the clearance around the pond would be done first, which will help to appreciate what canopy cover will remain if tree removal from G430 takes place. In addition, some clearance of shrubs etc (non-tree vegetation) along the boundary to allow ease of access to G430 will take place. Further to agreeing the date of works, I will attend site following the above works and we can discuss and agree the extent of works to G430. The principle of works is included below, subject to the details being agreed on site.

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

- G430 Sycamore - in principle crown lifting, selective branch reduction and potential thinning of trees in accordance with that to be agreed on site (note conditions 1 & 4 below)
- G435 Trees surrounding the drain pit/alleviation pond - remove all trees on the slopes. [trees around the perimeter of the pit to be retained]
- T426 Sycamore on boundary with Woolacombe Drive - crown lift to 4-5m through 360°, including the cluster of growth on the main stem growing towards Woolacombe Drive properties; prune branches back to boundary line,
Officer note: this is instead of the works to T428 Sycamore, which couldn't be identified; the works being appropriate for T426

- T429 Sycamore (multi-stemmed) - coppice
- T449 Oak - Top western stem at 11m above ground level; remove major dead wood
- T457 Lime - Remove basal growth twice a year for the next 5 years
- T492 Lime - Remove basal growth twice a year for the next 5 years

Conditions

1. The date of works shall be agreed in advance with the Council.

Reason: To enable an officer to attend to agree works to G430 in compliance with condition 4.

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. Details of the tree work to G430 Sycamores authorised by this consent shall be agreed on site with the Local Authority before such works are commenced.

Reason: To agree the details of the works for which consent has been given in principle.

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. This is with the exception of the works to T457 & T492 Limes for which the decision covers repeated works, as described, and lapses after 5 years.

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.

6. 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 2.75m 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.

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/guidance/tree-preservation-orders-and-trees-in-conservation-areas)

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