



Mr S Bee  
Bee Tree Services  
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Reading  
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Emma Gee  
Executive Director for  
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Our Ref: PL/25/0632  
Your Ref:

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28 May 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Bee

**RE: PROPOSED WORKS TO TREES AT 368 PEPPARD ROAD, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 33/02.**

Thank you for your application of 26 April 2025 regarding the above.

In addition to felling 4 Sycamore and 2 Ash trees, you initially applied for a crown reduction of 20% to T1 and G1 Sycamores. As requested in my acknowledgement email of 28 April, you subsequently provided the reduction in metres as follows:

*T1 Reduce by 4m leaving a height of no less than 8 m, no reduction in radial spread,  
G1 Reduce by 2/3m leaving a height of no less than 10m and a radial spread of 4 m*

Following my visit of 12 May 2025, with my colleague Amy Daly, I sought clarity on the reasons for the above reductions as it was not evident on site and no reasons were provided with the application (as they should be) nor annotated photos to assist in demonstrating the work. You advised in your email of 13 May that:

*T1 The tree has had one stem snap out (at about 8 metres) and the other stems are showing signs of tip die-back, the reduction was to lessen the chance of further stems failing*

*G1 The group is becoming drawn up and the branches are becoming elongated and end heavy, the reduction was aimed at addressing this and leaving a better proportioned tree*

I also sought clarity on T7 Ash as the decay pockets cited were not evident from the ground. You advised in your response that: *'When I looked at it I thought that it was showing signs of dieback in the tips and think that decay has entered the stem at the previous reduction point I did not want to reduce a tree that will likely die from ADB'*. When asked if a climbing inspection had been carried out to inspect the previous

reduction / pollard points and see any areas of decay, you confirmed that you *‘did not climb it but looking at the way it has regrown suspect that decay has entered the stem, and judging by the decay pockets on T6 based my opinion on this as they were both brutalised at the same time’*.

The felling of Sycamores T2, T3, T4 & T5 is reasonable for the reasons cited on your form; T2 having *Kretzschmaria Deusta* present, T3 having a significant lean and the others significant basal decay.

The felling of T6 Ash is considered reasonable due to the significant, low cavity (approx. 1m above ground level) and not due to any cavities that may be present at previous reduction points, not visible from the ground.

The tip dieback on T1 Sycamore was noted and reduction is considered reasonable due to its location immediately adjacent to the highway.

The works to **G1 Sycamore** are unclear in terms of reasons and the specification is given as if for one tree when it is a group. It is a significant group and will be more so when the surrounding Sycamores are removed. As such, **the reduction of this group is refused**. If you wish to submit a new application with additional information to support the works, we would be happy to consider that.

In relation to **T7 Ash**, as the reason for felling was cited as *‘decay pockets and dieback from ADB’* and given that the decay pockets could not be viewed by us or confirmed by you, and given the crown appears in a reasonable condition at this time, **the felling is refused**.

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

- **T1 Sycamore - Reduce by 4m leaving a height of no less than 8 m, no reduction in radial spread**
- **T2, T3, T4 & T5 Sycamore - fell**
- **T6 Ash - fell**

Excessive Ivy was noted on T1 & G1, and it is recommended that this be severed and allowed to die off to enable future inspections and to reduce the weight on branches/stems and to reduce the ‘sail area’.

#### 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 four (4) Sycamore trees and one (1) Ash tree authorised by this consent, five (5) replacement trees of a minimum 8-10cm girth and 2.75m in height (at time of planting) shall be planted within the same front garden area during the planting season (Nov-March) following or at the time of the felling of the trees, whichever is soonest. The trees shall be five (5) different species, chosen from *Quercus robur* (Common oak), *Acer pseudoplatanus* (Sycamore); *Betula pendula* (Silver birch), *Prunus avium* (Wild cherry), *Carpinus betulus* (Hornbeam) and *Acer campestre* (Field maple).

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 any of the replacement trees 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. 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.

6. Prior to the severing of well-established Ivy at the base of the tree, it would be prudent to carry out an assessment of whether any of the stems of the Ivy are forming a natural brace above a suspected bark-included union

If you wish to appeal against the refusal of consent to reduce G1 Sycamore or fell T7 Ash or against any of the conditions attached to the consented 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](mailto: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 (or your client) suffer any loss or damage as a result of this refusal of consent, you may be entitled to recover compensation from the Council. If you wish to make a claim 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.

**Please ensure Mr Crombie receives a copy of this decision without undue delay** (no email address was provided).

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