



Miss Lauren Comben
Jenks Oxford Ltd
36 Bridus Mead
OX11 9PL

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/25/0696
Your Ref:

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

24 July 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Miss Comben

RE: PROPOSED WORKS TO TREES AT MILWARD COURT, WARWICK ROAD - SUBJECT TO TREE PRESERVATION ORDER NUMBER 24/12.

Thank you for your application of 12 May 2025, valid on 2 June 2025, regarding the above.

You have applied to pollard one Lime (T1 of application; T4 of TPO) and fell one Silver maple (T2 of application; T5 of TPO). The reasons for the work given in your email of 2 June were:

They have both attained approximately 5% of their full growth potential and are already becoming out of scale. Almost any tree planted along this boundary will require some form of management pruning as it develops because of the wall, drains, footpath and proximity of the building.

Limes and silver maples are two of the largest growing trees in the UK. Limes can and are readily be managed as pollards, silver maples grow so vigorously that to set up a cyclical pollard/repollard regime would be negligent and unprofessional.

To restructure the young lime tree so it can be managed as a pollard seems, to me, to be a reasonable alternative to felling and replacing with an appropriate tree species.

Felling the silver maple, to me, seems to be the only reasonable option so it can be replaced with a smaller species tree as specified.

Further to my meeting on site of 21 July 2025 with Ms O'Sullivan, Development Manager at Milward Court (for First Port), I have the following comments:

Firstly, it appears that there had been some breakdown of communication between

yourselves and First Port in that Ms O'Sullivan had expected all trees to be inspected and works identified, however your application only included work to the two trees mentioned above. Further works were discussed during my visit and the application deemed to be amended to include these.

This additional works includes some pruning of the mature Lime on the boundary with 24 Warwick Road (T1 of the TPO) to provide better clearance above ground and from the neighbouring property. It was noted that the tree appeared to be a lapsed pollard and as such, it would be prudent to inspect the historic pollard points and suggest an appropriate degree of reduction; that being the normally appropriate management of lapsed pollards.

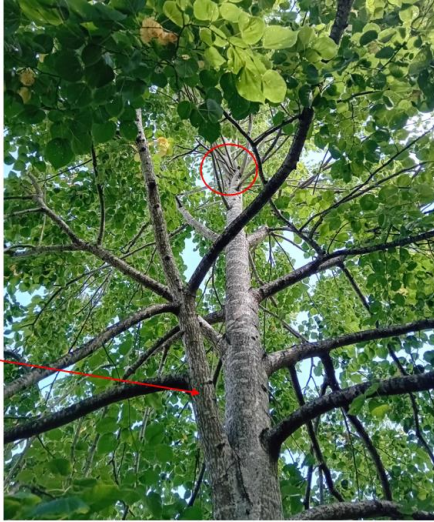
In relation to the Lime (T1 of application; T4 of TPO) on the Warwick Road frontage, the proximity of this to the foul sewer manhole was noted, and I understand that there is a pump present in that location. Whilst the tree would not be in contact with the wall for many years, a mature Lime stem could do so due to the proximity. In terms of proximity to the building, the Lime could be selectively pruned to maintain clearance, so this in itself is not considered to be a reason to pollard the tree. However, the proximity to the foul sewer pump is a potential concern and it was noted that the main stem divided in into multiple stems (tight together) in the upper crown. On balance the creation of pollard is deemed reasonable, focusing on where the main stem divides, rather than strictly the 5m proposed. In addition, a low branch with a tight fork was noted and it was agreed that removal of this now, whilst still small in diameter, would be prudent.

In relation to the Silver maple (T2 of application; T5 of TPO), it was noted that roots of the tree are sitting above ground level all around the trunk, small dead wood is present throughout the crown and bark splitting is present. It is agreed that pollarding would not be appropriate and on balance felling is reasonable, subject to replacement planting. You have suggested replacement with a *Prunus cerasifera* 'Nigra', presumably to add to those already present on the frontage. However, due to the presence of 3 already on the frontage, an alternative is sought to add diversity to the tree stock here. A replacement planting condition has been attached to leave this open for further discussion.

I can therefore 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:

- Lime (T1 of application; T4 of TPO) on frontage - reduce height within the region indicated on annotated photos below, with a reduction of canopy spread to approx. 4m east to west and approx. 2.5m north to south, leaving a well-balanced structural framework for maintenance as a pollard
- Silver maple (T2 of application; T5 of TPO) on frontage - fell
- Lime (T1 of TPO) adjacent to 24 Warwick Road - crown lift to crown break and prune to give 2m clearance from any part of 42 Warwick Road
- Norway maple (T3 of TPO) in rear garden - crown lift to 3m through 360° removing / reducing secondary and tertiary growth only
- Mulberry (T2 of TPO) in rear garden - remove dead wood

It was noted that the non-TPO Lime tree on the frontage had been topped, presumably to maintain as a pollard going forward. Some crossing/rubbing branches were noted that it would be prudent to remove.



T4 Lime (T1 of application) – low branch with poor union to be removed; pollarding zone indicated (red circle)



T4 Lime (T1 of application) – pollarding zone



T4 Lime (T1 of application) – indication of pollarding zone



Lime (T1 of TPO) – crown lift to main crown break



Non-TPO Lime – examples of crossing rubbing branches

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 canopy reduction of Lime (T1 of application; T4 of TPO) 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 the Silver maple tree authorised by this consent, one replacement tree of a minimum 10-12cm girth and 3m in height (at time of planting) shall be planted within a 5m radius of the felled tree 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 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-hedges)

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. Margaret O'Sullivan, Development Manager, Milward Court