



Mrs R Berry
Baltimore Lodge Woodland Management
Company Ltd
73 Baltimore Park
Caversham
RG4 8PX

Emma Gee
Executive Director for
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Our Ref: PL/25/0912
Your Ref:

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30th July 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mrs Berry

RE: PROPOSED WORKS TO 3NO. OAK TREES AND 1NO. SYCAMORE TREE AT BALMORE PARK, CAVERSHAM, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 96/03.

Thank you for your application of 25th June 2025, regarding the above.

Further to mine and my colleague Sarah Hanson's visit of 30th June 2025, I have the following comments:

We met with Mrs Thomas who resides at Baltimore Park, to discuss the application in order to identify and assess reasonable works to the veteran Oak tree (T4 of TPO). The Oak tree is located near a footpath and has a significant amount of deadwood within its canopy which overhangs the adjacent footpath.

It was explained to Mrs Thomas that it would be appropriate to reduce the amount of deadwood over the path, and that it is not necessary to remove it completely. Oak trees are better at retaining their deadwood in comparison to other species and avoiding the complete removal of the deadwood was encouraged as it is a useful habitat for wildlife. However, reducing the length of the deadwood would aim to manage the risk it presents to the footpath.

The removal of deadwood from trees does not require formal consent from the Council hence it is not listed in the approved works below. We ask that a 5-days written notice is provided prior to undertaking these works as per our standard TPO conditions. Figure 1 below shows the points in which the deadwood was agreed to be reduced to. Sarah had also requested in her email to you of 1st July 2025 that if further removal of the deadwood was identified as being necessary, as a result of a more thorough inspection of the trees

condition, to discuss this with her.

It is important that those who undertake the work to the Oak tree take precautions and thoroughly inspect the tree for nesting birds and roosting bats. The use of an endoscope may be necessary due to the extent of the cavities and crevices amongst the deadwood within the tree. We also advise, as we do with any tree, that trees are regularly inspected to identify any defects and so that remedial works can be recommended. In this circumstance, it would be prudent to carry out routine inspections (at least annually), given the extent of deadwood in the tree and its setting adjacent to a frequently used footpath.

The work to the Sycamore tree (T5 of TPO) which encroaches onto the side of the property of 69 Balmore Park was also discussed with Mrs Thomas and agreed on site, which is listed in the approved works below. The approved works are similar to those approved in August 2018, which was to give 1.0m clearance in between the tree and the boundary fence line.

We then visited Mr Rusby on 25th July 2025 to discuss appropriate works to 2no. Oak trees (G3 of TPO) which overhang his back garden of 26 Balmore Park. The branches which encroach onto his property were discussed and the approved works are listed below. The Oaks in G3 are described as being on the left or right hand side, viewing them in an easterly direction (see Figure 5).

I can therefore confirm that the following proposed works are approved subject to the conditions below and with reference to the annotated photographs provided:

- T5 Sycamore - reduce branches growing towards the boundary fence line, back to previous pruning points, to give 1.0m clearance from the fence, leaving suitable growth points.
- G3 (Oak - left hand side) - crown lift branches overhanging the back garden to approximately 2.5m above the height of the fence, pruning the branches in line with the boundary to the nearest suitable growth point, focusing on secondary and tertiary growth but including the removal of the lowest branch back to source; tip reduce the remaining canopy growing towards the property to match with the crown lift and the upper canopy to form a natural crown shape, leaving suitable growth points (see Figure 3).
- G3 (Oak - right hand side) - remove secondary branch (one half of the fork) on an identified branch (see Figure 4) to provide clearance of the garden.



Figure 1 - T4 Oak deadwood reduction

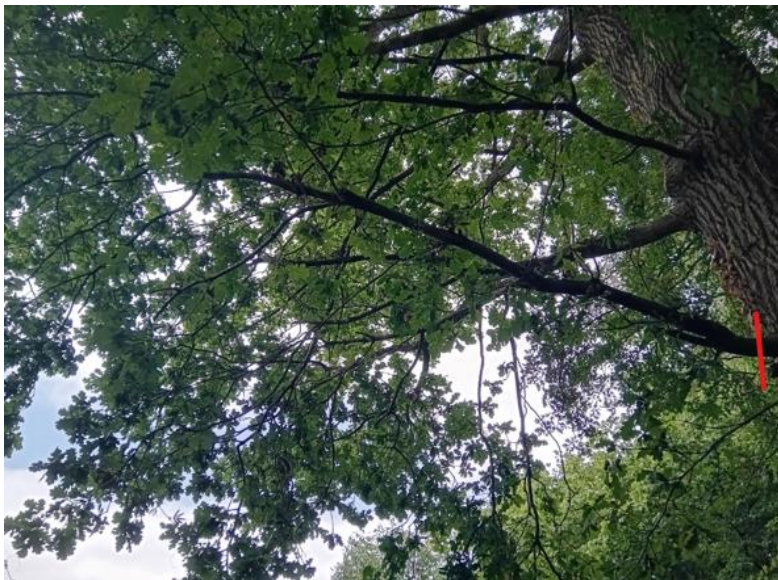


Figure 2 - G3 (left hand Oak) lowest branch removal back to source

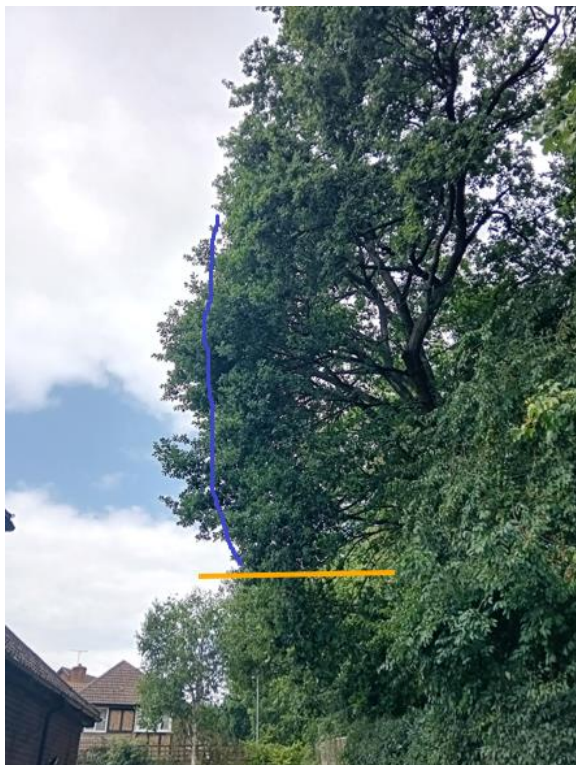


Figure 3 - G3 Oak (left hand Oak) tip reduction of branches growing towards the property (blue line) and crown lift (orange line)



Figure 4 - G3 (right hand Oak) secondary branch removal on identified branch

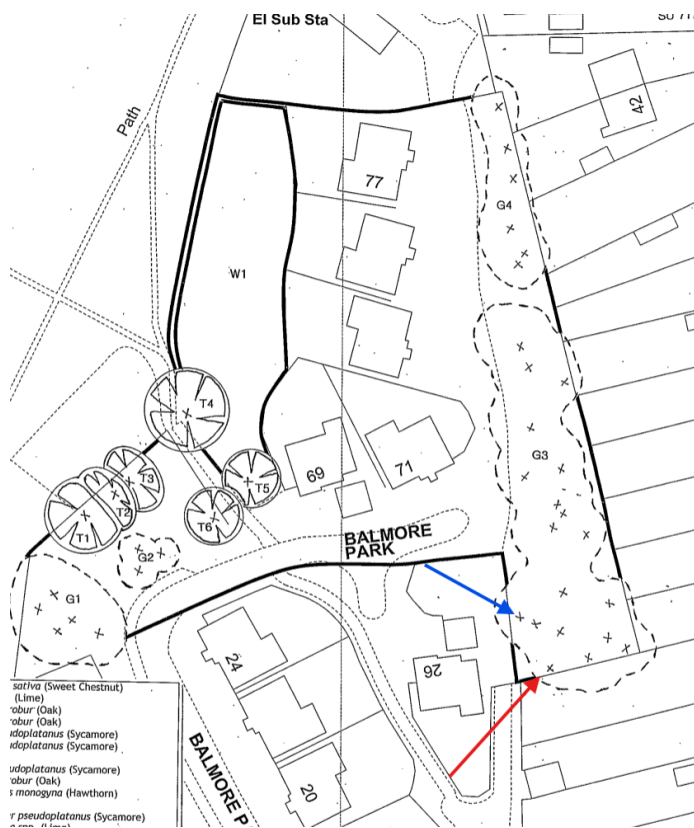


Figure 5 - Extract from TPO Plan - Left hand Oak (blue); Right hand Oak (red)

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

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, 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

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer

C.c. Mr Rusby, Balmore Park