



Mr T Wiseman
15 Walmer Close
Tilehurst
Reading
RG30 4HL

Emma Gee
Executive Director for
Economic Growth and
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Bridge Street, Reading RG1 2LU
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Our Ref: PL/25/1342
Your Ref:

Direct: ☎01189 937 2458
Amy.daly@reading.gov.uk

20th October 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Wiseman

**RE: PROPOSED WORKS TO 1NO. OAK TREE AT 15 WALMER CLOSE, TILEHURST, READING
- T1 OF TREE PRESERVATION ORDER NUMBER 140/01.**

Thank you for your application of 23rd September 2025, regarding the above.

You have applied for the following (as recommended by Bee Tree Services):
Crown reduction over our back garden by approx. 2metres leaving a radial spread over the garden of 15 Walmer Close of no less than 3metres.
Crown lift over our back garden to give a clearance of 6metres from ground level to provide sufficient clearance to property.
Thin crown by 15% and remove dead wood.

For the following reasons:

Requested for maintenance and health of the tree, to prevent deadwood falling into the property, to improve light to the property and to reduce wind resistance and reduce and likeliness of falling in extreme weather.

Further to mine and my colleague Sarah Hanson's visit of 10th October 2025, I have the following comments:

Regarding the radial crown reduction, as discussed during our site visit, this is considered reasonable provided that the 2m reduction in radial spread is taken from the furthest extremity i.e. the tip of the most extended branch, and the remaining canopy overhanging your garden is reduced/shaped to give a natural crown shape. We hope this will help improve the light availability into your garden as we appreciate the tree does impact this. The crown lifting is also considered reasonable as it will create improved clearance between the ground and the tree.

During our visit, you provided the Health & Safety Duty of Care Report, 24th November 2025 from Tree Solutions, which recommended a reduction of the 'damaged branch' (that being the lowest branch with decay at the previous reduction points) by 2m to the nearest suitable growth point (see Figure 2 below). We agreed to therefore include this in your application as well.

As discussed during our site visit, we explained that a crown thin is counter-productive when aiming to improve light availability, as reactive regrowth will soon block out any additional light that was created and therefore the desired outcome will not be achieved for long and thus it is not a long-term solution. Crown thinning also allows more air movement throughout the canopy of the tree and can leave branches more susceptible to failure, which would not alleviate your concerns regarding branches falling in extreme weather. We agreed that the inclusion of a crown clean alongside the crown lifting and radial reduction as this is effectively a light crown thin, but focusing on low quality branches, hence this would improve the light availability into the garden to some degree. We agreed to the omission of the crown thin from your application on this basis.

Whilst we have approved a crown clean, I note the Health & Safety Duty of Care Report, 24th November 2025, has identified significant crossing/rubbing branches (see Figure 1) that *'are of a size that cannot be resolved without detrimental effects to the tree's health if removed or pruned'*. Therefore, these branches should **not** be removed as part of the crown clean.

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

- Reduce the radial spread of the canopy overhanging the garden by approximately 2m taken from the furthest extremity i.e. the tip of the most extended branch, shaping the canopy to form a natural canopy shape, ensuring no more than one third of the foliage of each branch is removed and leaving suitable growth points. The radial spread of the tree is to be no less than 3m following the reduction.
- Crown lift the canopy overhanging the garden to approximately 6m above ground level, retaining the epicormic growth (minor growth directly on trunk) and leaving suitable growth points.
- Reduction of lowest branch (3 of the H&S Tree Report) by 2m from its outer extremity.
- Crown clean including the removal of deadwood, low vigour / dying branches and any small diameter crossing/rubbing branches.
Officer note: due to the age of the tree hence likely presence of such branches, this procedure should be carried out with due consideration and restraint to avoid excessive thinning / branch removal, focusing on those branches likely to result in a potential hazard



Figure 1 - Significant Crossing/Rubbing Branches (taken from the H&S report)

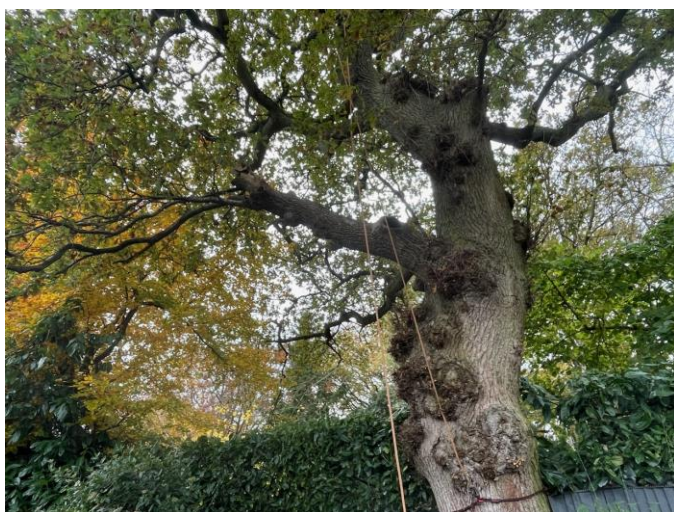


Figure 2 - Damaged Branch to be Reduced (taken from the H&S report)

We also noted and discussed during our site visit that your recently constructed patio is within the Root Protection Area of the protected Oak tree (as defined in BS5837:2012). This is a reminder that 'permitted development rights' do not override TPO rights and thus the construction of this patio should have been discussed with us prior to undertaking the works. This is so that we could have given appropriate advice and ensured its suitability in relation to the impact on tree health and suitability in terms of being impacted by root activity.

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 to T1 Oak tree 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. Crown cleaning should not include the removal of fused natural braces (branches or stems), or the removal of entwining branches or rubbing branches (where they may be forming a natural brace) from the crown of a semi-mature to fully mature tree without carrying out an assessment of any junctions formed below such natural braces.

Reason: Removal of natural braces may lead to failure of weak unions.

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. 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

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer