



Mr W Hackman
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Emma Gee
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Our Ref: PL/25/1269
Your Ref:

Direct: ☎01189 937 2458
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27th October 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Hackman

RE: PROPOSED WORKS TO 1NO. FIELD MAPLE TREE, 2NO. CHERRY TREES AND 11NO. LONDON PLANE TREES AT THE TOBY CARVERY/PREMIER INN, RICHFIELD AVENUE, READING - T1-T14 OF TREE PRESERVATION ORDER NUMBER 87/05.

Thank you for your application of 6th September 2025, regarding the above.

You have applied for the following:

T1 - T11 London Plane, T12 Field Maple and T13& 14 Cherry. Raise all crowns to give 2.5 metres clearance over ground.

Further to my visit on 15th October 2025, I have the following comments:

I noted during my site visit that the branches of some of the trees are encroaching onto street furniture and signage. It would appropriate to carry out these clearance works at the same time as the crown lifting. Therefore, I devised a specification for the additional works and amended the crown lifting to the statutory heights of 2.75m to the trees that are adjacent to the public footpath. I also noted almost every tree needed a more detailed individual specification, as the specification you had provided was generic.. I kindly ask that in the future, when submitting applications, you write individual specifications for each tree to provide us with more clarity.

For information, the original T9 & T10 were previously given approval to fell, and one replacement tree is in place for both (as was agreed). For ease, I have referred to this as T10.

Following our email exchange starting on 21st October 2025, I sent you my suggested, amended specification and you subsequently agreed to amend your application to that. All

of the approved works are considered reasonable as they are to create clearance between the trees, the ground, street furniture and signage.

I have included the severance of ivy to T1 and T5 London Plane trees. Whilst the severance of ivy to trees subject to a TPO does not require formal consent from the Council, I have included it in the approved works for ease of reference. I kindly ask that you undertake this with care and using hand tools to avoid damage to the bark and cambium layers of the trees.

I can therefore confirm that the following proposed works, as per your amended application, are approved subject to the conditions below and with reference to the annotated photographs provided:

- T1 London Plane: crown lift, through 360°, to 2.75m above ground level, removing secondary growth only and leaving suitable growth points; reduce branches growing towards street furniture and signage to give approximately 0.5m clearance laterally and vertically, leaving suitable growth points; severe ivy at ground level and at 1m above ground level, removing the ivy between the severed points around the main stem.
- T2 London Plane: crown lift, through 360°, to 2.75m above ground level, removing secondary growth only and leaving suitable growth points.
- T3 London Plane: crown lift, through 360°, to 2.75m above ground level, including the removal of the two small lowest lateral branches back to source (see Figure 1), and leaving suitable growth points for the remaining canopy.
- T4 London Plane: crown lift, through 360°, to 2.75m above ground level, removing secondary growth only and leaving suitable growth points; reduce branches growing towards street furniture and signage to give approximately 0.5m clearance vertically and laterally, leaving suitable growth points.
- T5 London Plane: crown lift, through 360°, to 2.75m above ground level, removing secondary growth only and leaving suitable growth points; reduce branches growing towards street furniture and signage to give approximately 1m clearance laterally, leaving suitable growth points; severe ivy at ground level and at 1m above ground level, removing the ivy between the severed points around the main stem.
- T6 London Plane: crown lift, through 360°, to 2.75m above ground level, including the removal of the smaller branch of the crossing branches back to source (See Figure 2&3), and leaving suitable growth points for the remaining canopy; reduce branches growing towards street furniture and signage to give approximately 1m clearance laterally, leaving suitable growth points.
- T7 & T8 London Planes: crown lift, through 360°, to 2.75m above ground level, removing secondary growth only and leaving suitable growth points; reduce branches growing towards street furniture and signage to give approximately 0.5m clearance laterally and vertically, leaving suitable growth points.
- T10 London Plane (replacement for T9 & T10 felled in 2011): crown lift, through 360°, to 2.75m above ground level, including the removal of the two lowest lateral branches back to the source (red) and the removal of the lower dividing branch on the identified branch back to the source (blue), and leaving suitable growth points for the remaining canopy.
- T11 London Plane: crown lift, through 360°, to 2.75m above ground level, leaving suitable growth points; reduce branches growing towards street furniture and signage to give approximately 0.5m lateral and vertical clearance, not removing any branches greater than 25mm in diameter from the main stem, leaving suitable growth points

- T12 Field Maple: crown lift, through 360°, to 2.5m above ground level, leaving suitable growth points and only removing small diameter growth i.e. less than 25mm in diameter from the main stem.
- T13 & T14 Cherries: crown lift, through 360°, to 2.5m above ground level, removing secondary growth only and leaving suitable growth points; reduce branches growing towards street furniture and signage to give approximately 0.5m lateral clearance, leaving suitable growth points.



Figure 1 - T3 London Plane removal of the two small lowest lateral branches back to source

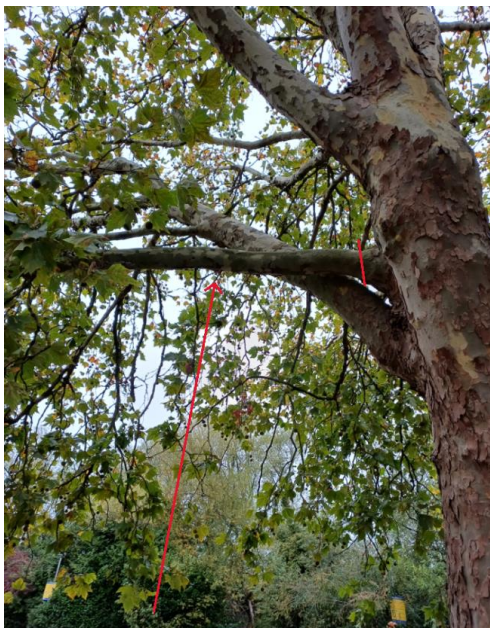


Figure 2 - T6 London Plane removal of the smaller branch of the crossing branches back to source



Figure 3 - T6 London Plane removal of the smaller branch of the crossing branches back to source



Figure 4 - T10 London Plane removal of the two lowest lateral branches back to the source in red and removal of the lower dividing branch on the identified branch back to the source in blue



Figure 5 - T10 London Plane removal of the two lowest lateral branches back to the source in red and removal of the lower dividing branch on the identified branch back to the source in blue

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.

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/government/topics/trees-and-hedges)

Please ensure your client receives a copy of this letter as soon as possible

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