



Mr L Smith
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Your Ref:

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17th November 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Smith

RE: PROPOSED WORKS TO 1NO. HORNBEAM TREE AT 6 CHALGROVE WAY, EMMER GREEN, READING - T1 OF TREE PRESERVATION ORDER NUMBER 156/01.

Thank you for your application (submitted by James Smith) of 20th August 2025, regarding the above.

We would like to apologise for the delay in response to this application. As you will be aware, the application changed following submission, and clarity was required on the works to the Hornbeam.

You initially applied for:

English Oak (part of G2 of TPO) at 6 Chalgrove Way: *T1 - Fell English Oak overhanging from neighbouring property to the secondary union approx. 4m above ground level and retain epicormic growth. Tree has a sparse canopy with lesions on the main stem indicative of Acute Oak Decline.*

Hornbeam (T1 of TPO) at 5 Chalgrove Way: *T2 - Hornbeam - Crown lift by removing the three lower lateral secondary branches to allow 2m clearance from the flat roof extension, and reduce upper canopy, over hanging the property roof by upto 3m, to the upper gutter line, reducing from 8.5m to 5.5m. Works are requested to reduce squirrels climbing on the roof, allow light and heat to the roof to reduce moss build up on the roof tiles.*

The proposed felling of the Oak was supported with a Visual Tree Assessment report, 19th August 2025.

My colleague Sarah Hanson emailed yourself on 20th August 2025, acknowledging receipt of your application and querying the VTA. The Oak tree is located in the rear garden of 6

Chalgrove Way with its canopy overhanging 1 St Benets Way. The tree had only been inspected from the side visible from 1 St Benets Way. As the tree was proposed to be felled, we were unclear as to why the tree had not been inspected from the property it is located in so that a full basal/main stem inspection could be undertaken, and whether Mr Avery-Doyle (owner of 6 Chalgrove Way) had been informed the tree was proposed to be felled. We were also unclear whether the evidence presented to us was significant enough to justify the felling of the Oak tree

Following on from this email exchange, a site visit was arranged for us to meet with both Mr Hadnett (owner of 1 St Benets Way) and Mr Avery-Doyle, which took place on 5th September 2025. We first visited Mr Avery-Doyle to discuss the felling of the Oak with him. He expressed that he would like to retain the tree. Sarah Hanson and I briefly visually inspected all three of the protected Oak trees (the middle one being the Oak in question) in Mr Avery-Doyle's Garden from the ground, including the use of a sounding mallet. We found that there was evidence of internal decay present in the main stem of the Oak tree in question and the one further west. We advised Mr Avery-Doyle that it would be appropriate to employ a professional who specialises in decay detection to investigate the level of decay present within the trees, and to recommend works accordingly. This was also to meet with his 'duty of care' under the Occupiers Liability Acts to ensure his trees do not pose an unacceptable risk to people and property.

We then went to visit Mr Hadnett to discuss the proposed works to the Hornbeam and to inform him of the advice we had given Mr Avery-Doyle regarding the decay detection of the Oak, as we currently did not have enough evidence to make an informed decision regarding the felling of the Oak tree. We advised the Oak was omitted from the application, agreed by Mr Hadnett, as it was being dealt with as a separate matter by Mr Avery-Doyle. Upon visiting Mr Hadnett, we were unclear on the works proposed to the Hornbeam tree due to the wording and lack of annotated photographs of the proposed works.

After our site visit, Sarah Hanson followed up with an email of 8th September 2025 to you, explaining the findings of our inspection of the Oak tree and the steps Mr Avery-Doyle was undertaking going forward - that being employing a professional to undertake decay detection.

As we were still unclear on the pruning specification to the Hornbeam tree, despite your elaboration, it was later agreed with you that another site visit was necessary to gain clarity on the proposed works, which was then arranged.

Despite the result of the decay detection report not recommending any works, Mr Hadnett remained concerned about the Oak and its lean over his garden/house, which we advised could be discussed further on site. We then met with yourself and Mrs Hadnett (Mr Hadnett's mother), on 6th November 2025, to gain clarity on the works to the Hornbeam tree which were then agreed and are included in the approved works below.

Mrs Hadnett expressed that Mr Hadnett is still concerned about the Oak trees condition and proximity to the house, seeking a reduction of the overhanging branches. You rightly stated that what Mr Hadnett desired was a significant reduction which was not justified on

arboricultural grounds and would be difficult to achieve without harm to the health of the tree. We reassured Mrs Hadnett that Mr Avery-Doyle had followed our advice of employing a professional to undertake decay detection and provide an associated report in which no works were recommended to the tree and thereby the tree had been deemed safe. We unfortunately can not justify any significant works to the Oak tree at this time as there are no supporting arboricultural grounds for this. In the future, we would be happy to reassess any proposed works if the tree's condition declines and we will make an informed decision based on the evidence provided to us at the time.

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

- Hornbeam (T1 of TPO; T2 of application): remove the lower branch of the identified forked branch (named 'branch 1') back to source (See Figure 1); remove the lower branch of the identified forked branch (named 'branch 2') back to source (See Figure 1); remove the lower branch of the identified forked branch (named 'branch 3') back to source (See Figure 2); remove the upper branch of the identified forked branch (named 'branch 4') back to source (See Figure 2); remove the lower branch of the identified forked branch (named 'branch 5') back to source (See Figure 3); reduce the remaining upper and lower canopy following the branch removals back to previous pruning points (see Figure 3 for examples).

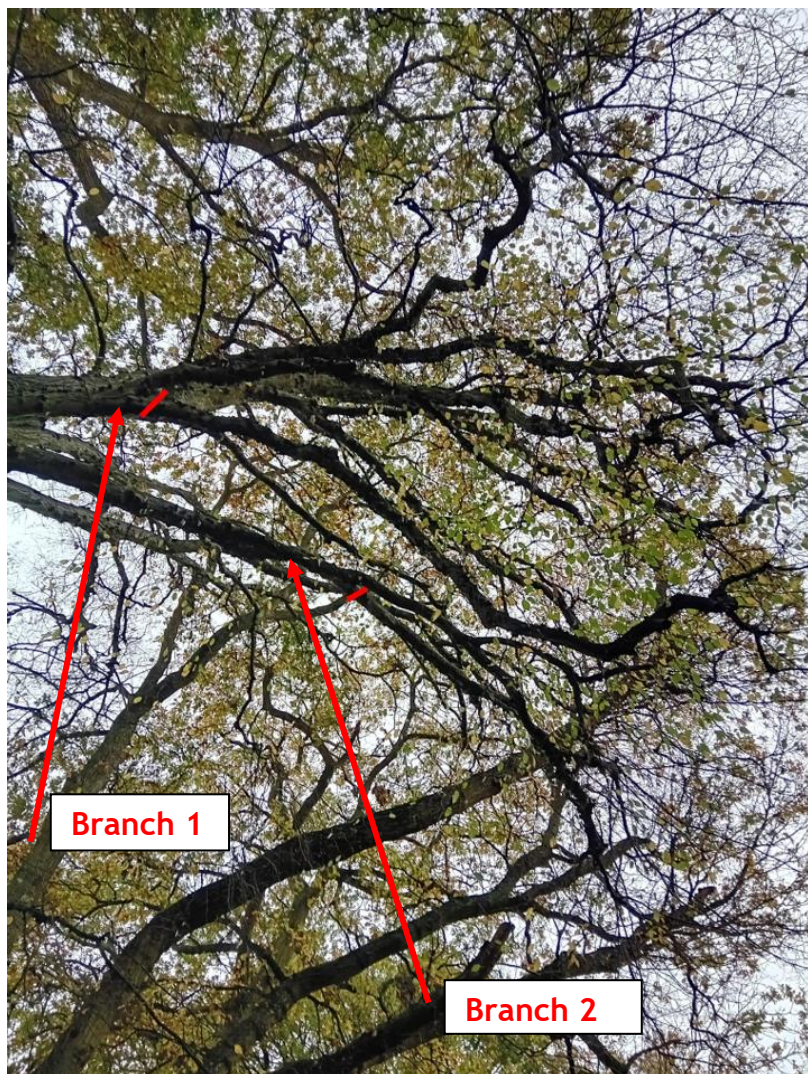


Figure 1 (taken facing the rear garden): forked Branch 1 and forked Branch 2 lower branches to be removed

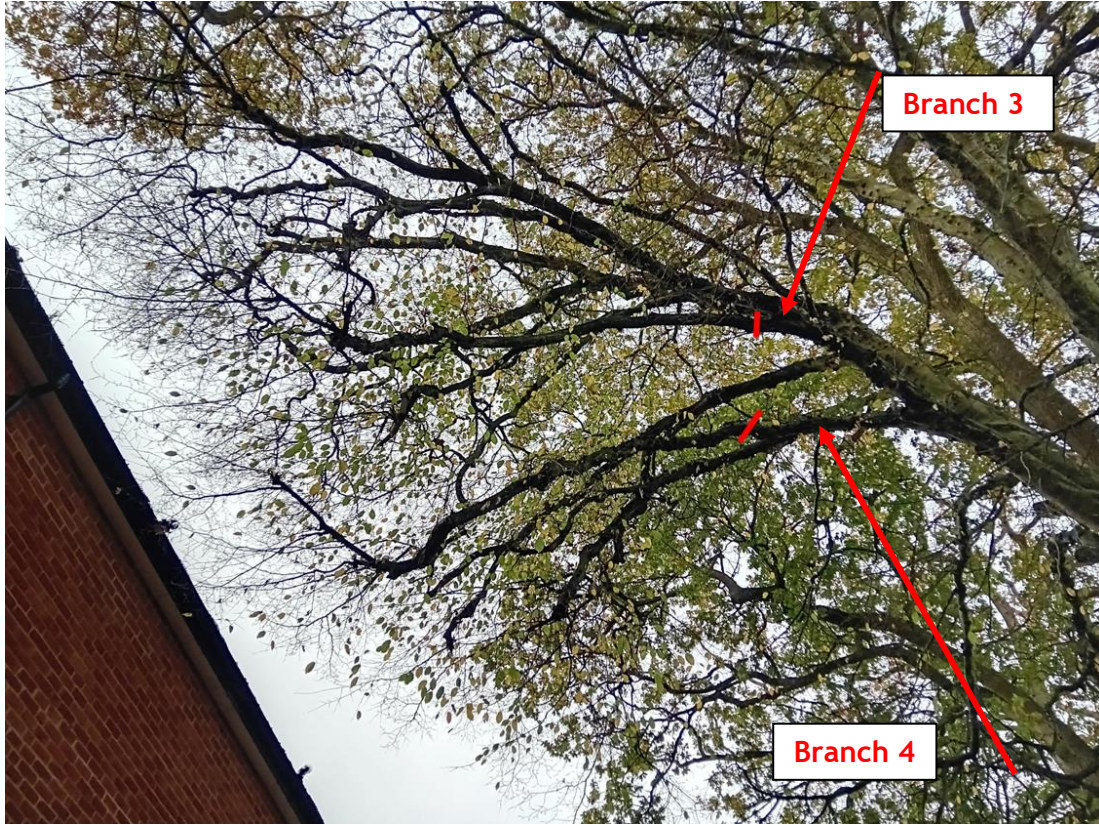


Figure 2 (taken facing the driveway/street); forked Branch 3 lower branch to be removed and forked Branch 4 upper branch to be removed

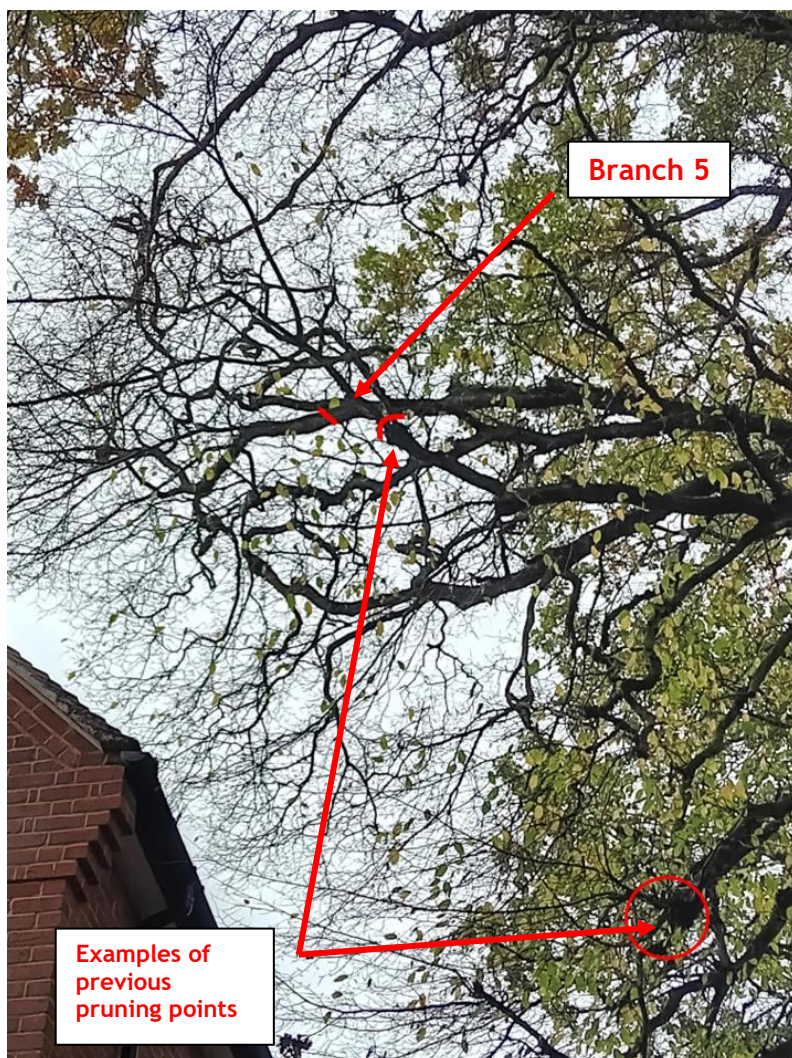


Figure 3 (taken facing the driveway/street): forked Branch 5 lower branch to be removed and examples of previous reduction points

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 partial canopy reduction to T1 Hornbeam (T2 of application) 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

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-woodland/tree-preservation-orders)

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 Hadnett, 1 St Benets Way