



Mr Lambert
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Emma Gee
Acting Executive Director for
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Our Ref: PL/25/1535
Your Ref:

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17 November 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Lambert

RE: PROPOSED WORKS TO ONE BEECH TREE AT 15 CEDARWOOD CRESCENT - T1 OF TREE PRESERVATION ORDER NUMBER 87/03.

Thank you for your application of 27 October 2025, regarding the above, with accompanying Tree Report from Heritage Tree Services Ltd.

We became aware in October last year that the fungus *Meripilus giganteus* (Giant Polypore) was on the tree, which I understand from you was not the first time it had appeared. Given the impact this fungus can have on the structural roots, hence the stability of the tree, I recommend in my email of 8 October 2024 that you employ a professional to investigate the extent of decay to determine the appropriate course of action, which was done in October this year resulting in your application.

Resistograph testing done on main structural roots in the north, south, east and west zones indicated that *'The eastern root zone is notably degraded; this is shown through a notable lack of root function, as displayed in the crown dieback due to the dysfunctional cambial column'* and concluded that *'Given the tree's location, targets and occupation with observed decay and crown decline, the only recommended action is for the tree's removal'*.

Given the size and prominent nature of this tree, it was important to have investigated the extent of decay to supported proposed felling.

Further to my visit on 6 November 2025 with my colleague Amy Daly, I have the following comments:

The mature Beech is a specimen tree, prominent on the street frontage, providing a high degree of amenity value to the locality and adding significantly to the verdant nature of the area. It is also an interesting 'character' tree in terms of its growth form. Its loss is therefore very unfortunate. However, given the specific fungus present, results of the Tree Report and evident die back, as noted in the report, felling is reasonable.

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

- T1 Beech - fell

I note the report recommends felling within 6 months, i.e. by 16th April 2025.

We discussed replacement planting whilst on site. As we advised, this is a normal requirement when TPO trees are felled in order to replace amenity value lost and avoid canopy cover loss. In this case, given the size of the trunk and that the root system takes up the whole front garden, it is appreciated that replacement planting is not feasible unless the tree is felled to ground level and the stump ground out. Whilst this is a possibility, albeit it would add to the overall cost, the characterful nature of the tree trunk lends itself to retention in some form in order to retain that character whilst, of course, effectively felling the tree so that no risk remains. You advised that the intention was to fell the tree below the point where the trunk divides thereby leaving a very low stump. Whilst this is allowable under this permission, I would encourage you to consider felling at a higher point, above where the trunk divides to retain a character stump and better link to the tree. The annotated photo below indicates this:



This would leave a 'crown' feature, i.e. the stumps of the individual upright stems on the main trunk whilst still removing the entire tree crown and structural branches - it will effectively be felled, but just involves removal at a higher level above ground. I hope that you will consider this.

In any case, I have dealt with the replacement matter in condition 3 below.

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. Following the felling of the tree authorised by this consent, if felling is taken to ground level and the stump ground out, a replacement broadleaf, native species of a minimum 8-10cm girth and 2.75m high (at time of planting) shall be planted within the front garden 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. 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

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/guidance/tree-preservation-orders-and-trees-in-conservation-areas)

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