



Mr L Young
Youngs Tree Care
45 Winchester Road
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Emma Gee
Executive Director for
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Your Ref:

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17th December 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Young

RE: PROPOSED WORKS TO 1NO. OAK TREE AT 9 WOODLANDS GROVE, READING - T2 OF TREE PRESERVATION ORDER NUMBER 10/03.

Thank you for your application of 3rd November 2025, regarding the above.

Further to my visit on mine and my colleague Sarah Hansons visit of 5th December 2025, I have the following comments:

Whilst the Oak tree has been identified as T3 within your application form and sketch plan, the Oak tree in question is T2 of the TPO. T3 of the TPO is applicable to the property next door (10 Woodlands Grove). Sarah clarified this with you in an email exchange of 3rd November 2025, whilst acknowledging the submission of your tree works application.

We met with Mr Chandler (owner of 9 Woodlands Grove) to assess the proposed works. The proposed works are considered reasonable to create an appropriate level of clearance between the Oak tree's canopy and the property. As discussed with Mr Chandler, the reduction should focus on creating a measurement of clearance, rather than '*pruned away from the house to 3m*', as this is slightly unclear. The reduction has therefore been slightly reworded to improve clarity. As mentioned in your application similar works have been undertaken to this tree before, including that under an approval in January 2011. There are clear previous pruning points to which the reduction should focus on reducing the branches growing towards the property back to these points.

You had also included in your work specification '*to raise the crown to match the rest, a few branches are hanging low and are touching the outbuilding*', which is also slightly unclear. I noted that there are some branches in close proximity to the outbuilding and

discussed with Mr Chandler that crown lifting these overhanging branches to 2m above the apex of the outbuilding for clearance would also be reasonable. The proposed crown lifting has also been reworded to provide a clearer specification.

The removal of deadwood from a tree subject to a TPO does not require formal consent hence I have not included this in the approved works below. However, we have noted your intention to undertake this.

I can therefore confirm that the following proposed works, as detailed in your application but reworded for clarity, are approved subject to the conditions below and with reference to the annotated photograph below:

- T2 Oak: reduce branches growing towards the property back to previous pruning points (see Figure 1 for example) to create approximately 2-3m lateral clearance from the rear elevation of property, leaving suitable growth points; crown lift branches overhanging the outbuilding to approximately 2m above the height of the apex, leaving suitable growth points.



Figure 1 - example of previous pruning point

As an aside, we also discussed with Mr Chandler that the removal of epicormic growth from a tree subject to a TPO also requires written consent. This is a reminder that in the future, an application and receipt of approval is required before undertaking such works.

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 T2 Oak 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

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 Chandler, Woodlands Grove