



Mr A Esslemont
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Our Ref: PL/26/0049
Your Ref:

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4th February 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Esslemont

RE: PROPOSED WORKS TO 1NO. WALNUT TREE AT 9 WILWYNE CLOSE, CAVERSHAM, READING - T2 OF TREE PRESERVATION ORDER NUMBER 7/95.

Thank you for your application of 16th January 2026, regarding the above.

You had initially applied for the following:

Reduce the southern profile of the tree to alleviate the pressure on the main union and mitigate a future failure towards the neighbouring property - Where required, reduce any other sections of the tree which extend beyond the existing profile - During the course of operations an aerial inspection will be carried out to access any cavities, branch unions or structural defects present - Major deadwood (with a diameter greater than 50mm) and defective branches will be removed or stabilised.

I sought clarity on the extent of the reduction to the southern profile via email on 19th January 2026, to which you responded up to 3m.

Further to my visit on 27th January 2026, I have the following comments:

The proposed 3m reduction of the southern profile is considered reasonable to create adequate clearance between the tree and the adjacent property. A *Ganoderma* fungal fruiting body has been identified and indicates there is some internal dysfunction/decay occurring within the tree. The reduction will reduce some of the weight load on the branches and the tree's main union, with the aim to reduce the likelihood of failure in the future.

I sought clarity on the proposed reduction of the overextended branches via email on 30th January 2026, as any branches which I would consider as overextended were not obvious

and were not annotated in the photographs submitted alongside your application. You provided clarity and then we agreed on the specification to the tree's northern profile and the lowest eastern branch.

The proposed reduction of the northern profile to create approximately 2-3m clearance is considered reasonable to ensure there is an adequate clearance between the tree and the adjacent property. This element of the proposed works is a repeat of that approved in November 2023. This will also help reduce the weight load on the tree's branches and main union. I noted during my visit that this level of clearance exists, so the reduction would only be of a small amount, however I appreciate that once the tree is in leaf, the branches will likely encroach on the property further.

The proposed 1-1.5m reduction of the lowest eastern branch is considered reasonable. This branch has experienced the failure of one of its secondary branches in the past, which has created an entry point for decay. Reducing it will manage the weight of this branch, to hopefully reduce the likelihood of further branch failure in the future.

I note that an aerial inspection of the tree will be undertaken alongside the approved works, which will help identify any defects not visible from the ground. Any photographs of defects not visible from the ground would be welcome and useful for us to have a record of these defects. The tree has been braced previously and your intention to adjust the brace is noted. With the presence of *Ganoderma*, which was not evident when my colleague Sarah Hanson visited in October 2023, more frequent inspections of the tree would be prudent, especially if significant defects are found during the aerial inspection. I will leave you to advise your client as to whether you consider decay detection should form part of these future inspections.

You do not need formal consent to remove deadwood from trees subject to a TPO hence I haven't 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 and amended/agreed following our email exchange of 30th January 2026, are approved subject to the conditions below and with reference to the annotated photographs below:

- T2 Walnut (T1 of application): reduce southern profile by approximately 3m from the furthest extremity (see Figure 1), creating a natural canopy shape, ensuring no more than one third of the foliage from each branch is removed and leaving suitable growth points; reduce northern profile to create approximately 2-3m clearance from any point of the adjacent property (note this may still overhang the property and the distance of clearance is not vertical), creating a natural canopy shape, ensuring no more than one third of the foliage from each branch is removed and leaving suitable growth points; reduce lowest, eastern branch by approximately 1-1.5m, ensuring no more than one third of the foliage from the branch and leaving suitable growth points.



Figure 1 - T2 Walnut: approximate 3m reduction of the southern profile



Figure 2 - T2 Walnut: approximate 1-1.5m reduction of the lowest, eastern branch

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

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/trees-and-woodland-in-conservation-areas)

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 Keeble, Wilwyne Close