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Our Ref: PL/26/0235
Your Ref:

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13th April 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Archer

RE: PROPOSED WORKS TO 1NO. HORSE CHESTNUT TREE AT KADAMPA MEDITATION CENTRE, 9 BATH ROAD, READING - T10 OF TREE PRESERVATION ORDER NUMBER 76/01.

Thank you for your application of 20th February 2026, regarding the above.

Further to mine and my colleague Sarah Hanson's visit of 7th April 2026, and with reference to the Tree Condition Assessment, February 2026, I have the following comments:

Felling has been proposed following the defects identified within the Tree Condition Assessment submitted alongside your application. The Assessment report determined that:

The tree's structural integrity is questionable and has been determined as hazardous. There are several cankers and wounds which have not successfully occluded found on the main stem. The Tree Condition Assessment has identified a canker on the southern aspect at approximately 2m in height, assessed using a steel probe which was inserted into the canker and has measured a depth of 10cm of decayed wood. There are further cankers on the northwestern, southeastern and southern aspects of the main stem which have visible cavities and decay. There is a historic, un-occluded pruning wound on the southern aspect which is at approximately 2.5m in height on the main stem, measuring in size as approximately 10cm in height and 10cm in width, which was also assessed using a probe indicating a depth of 15cm of decayed wood. Visible crown dieback has also been noted within the assessment which is likely a result of dysfunction occurring due to the extent of the decay. Please refer to Figure 1 below which shows some of these significant defects.

Due to the level of decay/dysfunction and that there is no scope for remedial works to improve the tree's health or structural integrity, felling is considered reasonable.

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

- T10 Horse Chestnut: fell to ground level



Figure 1: Cankers/Wounds on the Main Stem

During our site visit it was noted that there is limited space to replant a replacement tree as per the requirement of Condition 3. Due to the limited space, stump grinding may be required to facilitate the replacement replanting in the same location. If a stump grinder is used, please ensure that this is undertaken with care as it is likely that the roots of other protected trees are within the near vicinity and such machinery has the potential to damage the roots.

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 T10 Horse Chestnut tree authorised by this consent, 1no. replacement tree of a minimum 8-10cm in girth and 2.75m in height at the time of planting shall be planted within a 5m radius of the felled tree, on the roadside/frontage of the site 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. 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/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

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer

C.c. Ms McKenzie, Kadampa Meditation Centre, 9 Bath Road