



Mr S Kelleher
Tree World Services Ltd
Ufton Lane
Ufton Nervet
Reading
RG7 4HG

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/0446
Your Ref:

Direct: ☎01189 937 2458
Amy.daly@reading.gov.uk

11th May 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Kelleher

**RE: PROPOSED WORKS TO 1NO. PINE TREE AT 12 COCKNEY HILL, TILEHURST, READING
- T3 OF TREE PRESERVATION ORDER NUMBER 107/01.**

Thank you for your application of 1st April 2026 regarding the above.

Further to mine and my colleague Sarah Hanson's visit of 9th April 2026, I have the following comments:

As discussed with Mr & Mrs Ager, the approved works have been reworded to improve the clarity, as it was difficult to envisage what extremity the 1-1.5m lateral branch reduction would be taken from. The approved works are considered reasonable, as the tree-related nuisance is appreciated, specifically sap dropping onto the driveway. Whilst we don't consider tree-related nuisance alone to justify significant works, the works proposed are not considered significant in the view of the potential negative impact to tree health. It is hoped the approved works will help alleviate tree-related nuisance concerns, although it is unlikely that they will eliminate these nuisances entirely.

Also discussed with Mr & Mrs Ager, was the removal of deadwood from both protected Pine trees at the property. Whilst this does not require formal consent, the removal of deadwood from both T3 (T1 of Sketch Plan) and T4 (T2 of Sketch Plan) Pine trees was advised, and thus we have noted this will be undertaken. We hope the removal of deadwood will also reduce the amount of tree-related nuisance; trees which are of a coniferous species are known to shed small branches, leading to a build-up of debris, so we hope this will also alleviate these issues. The trees are also adjacent to a public highway, so this will prevent dead branches falling into the road/pavement.

Mrs Ager also expressed concerns regarding the movement of the trees during strong winds. From a cursory ground inspection, both trees appeared to be in good health with no observation of fungal fruiting bodies or decay/dysfunction at the base of the trees. We explained to Mrs Ager that trees naturally flex during windy conditions and are adapted to tolerate this. However, whilst undertaking the approved works, it would be prudent to undertake a climbing inspection of both trees to assess whether there are any defects not visible from the ground, and to provide peace of mind (or further advice) to Mr & Mrs Ager. If any defects are found, and you consider further works necessary, please ensure that photographic evidence of such defects is taken so we can make an informed decision.

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

- T3 (T1 of Sketch Plan) Pine tree: reduce lateral branches overhanging the driveway approximately inline with the brick pillar of the driveway entrance, as shown in Figure 1 & 2 below, ensuring no more than one third of the foliage is removed from each branch and leaving suitable growth points.



Figure 1: T3 Pine - reduction of lateral branches overhanging the driveway



Figure 2: T3 Pine - reduction of lateral branches overhanging the driveway

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

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 Ager, 12 Cockney Hill