



Mrs H Williams
Heights Tree Care
Mayfeild
Hazelmoor Lane
Gallowstree Common
RG4 9DJ

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
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Our Ref: PL/26/0485
Your Ref:

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

15th May 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mrs Williams

**RE: PROPOSED WORKS TO 1NO. CEDAR TREE AT CAVERSHAM PREPARATORY SCHOOL,
16 PEPPARD, CAVERSHAM, READING - T2 OF TREE PRESERVATION ORDER NUMBER
15/15.**

Thank you for your application of 9th April 2026, regarding the above.

You have applied for the following, along with annotated photographs:

Cedar - Overextended limbs interfering with street light and overhanging pedestrian pavement and highway. Low canopy over car park area, could be struck by large vehicles/vans. Proposed works: Reduction of overextended limbs over pavement and highway by 2.5m, prune limbs around streetlamp to provide 1m clearance and raise canopy over car park area to 5m

Further to mine and my colleague Sarah Hanson's visit of 1st May 2026, I have the following comments:

Crown lifting to the height of 5m above ground level over the car parking area seemed excessive. It was not completely clear as to why the crown needs to be raised to this height, when the entrance to the parking area would not appear to be suitable for large vehicles i.e. lorries. There is an existing level of clearance which facilitates the parking of cars beneath the canopy. I appreciate you have mentioned that the tree could be struck by large vehicles/vans, but a lesser crown lift could prevent this occurring with the site's accessibility for large vehicles in mind. The height of the proposed crown lift would remove a significant amount of the tree's foliage in the lower canopy and would also appear to remove structural branches from the main stem; the avoidance of this isn't stated in the specification provided.

A crown lift for ground clearance purposes is reasonable, however, in this instance it isn't considered justified to raise the canopy of the tree to the height proposed. Therefore, we have approved a lesser crown lift, which is detailed in the approved works below, including secondary branches only and to a height which is suitable for the tree's setting. The crown lift approved will also provide an appropriate level of ground clearance above the adjacent public pavement. The '*raise canopy over car park area to 5m*' is **refused**.

The specification for pruning to provide clearance of the streetlight is somewhat unclear i.e. is 1m clearance required for the whole light column or only the lamp head itself. We assessed that one of the secondary branches is in contact with the streetlamp, and thus we have considered it reasonable to remove this branch back to its origin as part of the clearance pruning, which is detailed below. The remaining clearance pruning has been approved as horizontal clearance around the lamp column at a maximum of 1m, and 0.5m vertical clearance above the lamp head, removing secondary growth only. It is difficult to envisage the extent of the pruning mentioned in the specification provided hence more detail has been included in the approved works.

It was noted that the canopy is also beginning to encroach onto an electronic road sign on the public pavement and the overhead wires between the school's building and the tree, neither being noted in your application. We have approved clearance of these also, as this will likely be required in the near future and will save the need for another application.

The reduction of the over-extended branches growing towards the highway is considered reasonable. It is acknowledged that the tree's canopy is encroaching onto the road/pavement. The branches growing towards the highway do extend past the main canopy line, which leaves them more susceptible to failure due to natural forces. In this instance, we have considered this more appropriate than crown lifting the tree to statutory heights over the road to provide clearance, as this would result in the tree having an unbalanced canopy shape. The reduction has been re-worded to improve the clarity, as it is difficult to envisage what extremity the 2.5m would be taken from.

I can therefore confirm that the following proposed works, are approved subject to the conditions below and with reference to the annotated photographs below:

1no. Cedar (T2 of TPO; T4 of application):

- crown lift, through 360°, to the height of approximately 3.5m above ground level, removing secondary growth only and avoiding the removal of structural branches from the main stem, leaving suitable growth points.
- reduce branches growing towards the streetlamp to provide a maximum of 1m horizontal clearance of the column and 0.5m vertical clearance above the lamp head, including the removal of the secondary branch shown in Figure 1 below back to its origin;
- reduce branches growing towards the highway, approximately in line with the boundary brick wall as shown in Figure 2 below, ensuring no more than one third of the foliage is removed from each branch, leaving a natural canopy shape and suitable growth points;

- reduce branches growing towards the electronic road sign (see Figure 3) and overhead wires (see Figure 4) where required after crown lifting, to create approximately 1m horizontal and vertical clearance, leaving suitable growth points.



Figure 1: secondary branch to be removed back to its origin as part of streetlight clearance pruning



Figure 2: reduction of branches growing towards highway in line with the brick boundary wall



Figure 3: reduction of branches to provide electronic road sign clearance



Figure 4: reduction of branches to provide overhead wire clearance

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. Tree work consents on land not owned by the applicant: It is strongly recommended that the owner of the tree be advised of any proposed works. The owner's permission must be sought if the tree works involve work past the boundary line. This consent does not in any way imply that this Council has informed the owner of sought permission or will condone the use of consents to force any landowner to grant such permission.

5. Crown lifting of trees over the footpath and carriageway: If the clearance of vegetation overhanging the highway only involves the removal of branches to give a ground clearance to the statutory heights of 2.7m over the footpath and 5.5m over the road, this does not require formal consent from the Council. You are advised, however, to give notice to the Council of these intended works in order that they can be agreed.

If you wish to appeal against any of the refused works are/or 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 suffer any loss or damage as a result of the refused works, you may be entitled to recover compensation from the Council. If you wish to make a claim you must do so within 12 months from the date of this decision (or, if you appeal to the Secretary of State, within 12 months from the date of his decision). Claims should be made in writing to the Insurance Section, Reading Borough Council, Civic Centre, Bridge Street, Reading, RG1 2LU.

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. Caversham Preparatory School (via email: office@chilternntc.com)