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20th May 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Gore

RE: PROPOSED WORKS TO 2NO. HORNBEAM TREES AND 1NO. LIME TREE AT BEACHER HALL CARE HOME, 42 BATH ROAD, READING - T8, T9 & T18 RESPECTIVELY OF TREE PRESERVATION ORDER NUMBER 62/06.

Thank you for your application of 22nd April 2026 regarding the above.

Further to mine and my colleague Sarah Hanson's visit on 8th May 2026, and with reference to the Tree Condition Survey Report (VTA), dated 2nd April 2026 by Ground Control, I have the following comments:

The justification for felling T18 Lime tree (T18 of Tree Survey; tag no. 0803) is cited within the Tree Survey as '*Tree has Kretzschmaria deusta at the base and within falling distance of building*'. There is a large basal cavity on the northern aspect (shown in Figure 1 below), noted in the Tree Survey observations; it is evident there is significant internal decay/dysfunction within the tree's structural main stem. The Tree Survey also mentions acoustic testing indicated significant decay. It was difficult to assess the presence *Kretzschmaria deusta*, due to limited access, limited light and basal growth obstructing our view, albeit we did note black fungus which appeared to match the characteristics of *Kretzschmaria deusta*. No photographs of fungi were provided within the Tree Survey, so please ensure that significant defects are photographed in future to aid justification for the works (it is acknowledged that the report was written by another company). The tree has been previously maintained as a pollard; however re-pollarding is not deemed to be sufficient to address the risk the tree presents as a result of the presence of this fungus. Therefore, the felling is considered reasonable.

The justification for felling T8 Hornbeam tree (T9 of Tree Survey; tag no. 0426), is '*as Armillaria rhizomorphs visible in necrotic zones at the base*'. During our site visit, we

noted the basal cavity (shown in Figure 2 below) on the south/southeastern aspect which has evidently been an entry point for decay/dysfunction in the tree's structural main stem. The observational notes of the Tree Survey also state '*dysfunctional zones around the stem at the base on W, SE and N aspects to 40cm. Most recent on the western side. Bark peeling to expose necrotic area with Armillaria mellea rhizomorphs (aggressive pathogenetic fungi that affects decays roots)*'. No evidence of *Armillaria* was evident during our visit and, unhelpfully, no photographs of this fungus was included in the report. However, given these significant defects, felling is considered reasonable as tree's structural integrity is questionable.

Whilst no works to T9 Hornbeam tree (T8 of Tree Survey; tag no.0441) were proposed in your application, Sarah and I discussed the feasibility of retaining the tree long term and the impact of felling the directly adjacent T8 Hornbeam tree (growing as a pair). The Tree Survey notes '*Forked at approximately 3m from ground level- Minor bark inclusion noted. Vertical wound on stem approximately 1m from ground level to height of 2m from ground level- occluding*'. It is agreed that the large vertical wound (shown in Figure 2 below) is occluding, albeit it is a significant defect of which is suspected to have led to a level of decay/dysfunction within the tree's main stem. T8 & T9 Hornbeam trees are in close proximity/adjacent to one another and thus their canopies suppress one another, leading to their two individual canopies acting as one more symmetrical canopy. Once T8 has been felled, T9 will be further exposed to wind forces to which is it not adapted to cope with, with its canopy being unevenly weighted on one side. With this in mind, and the large vertical wound on the main stem, we have considered it appropriate to fell this tree also. Any lesser works to alleviate this concern, i.e. a significant reduction, would in turn, have a substantial impact on the tree's health and appearance (amenity value). Therefore, we have considered felling as reasonable.

As discussed in your email exchange with Sarah Hanson of 27th April 2026, the Hawthorn and Holm Oak that are not subject to the TPO, hence the works can go ahead without formal consent.

I can therefore confirm that the following proposed works, as detailed in your application with additional works included following our site visit, are approved subject to the conditions below:

- 1no. Lime tree (T18 of TPO; T18 of Tree Survey; tag no. 0308): fell to ground level
- 2no Hornbeam tree (T8 & T9 of TPO; T9 & T8 of Tree Survey respectively; tag no. tag no. 0426 & 0441 respectively): fell to ground level



Figure 1: T18 Lime - large basal cavity

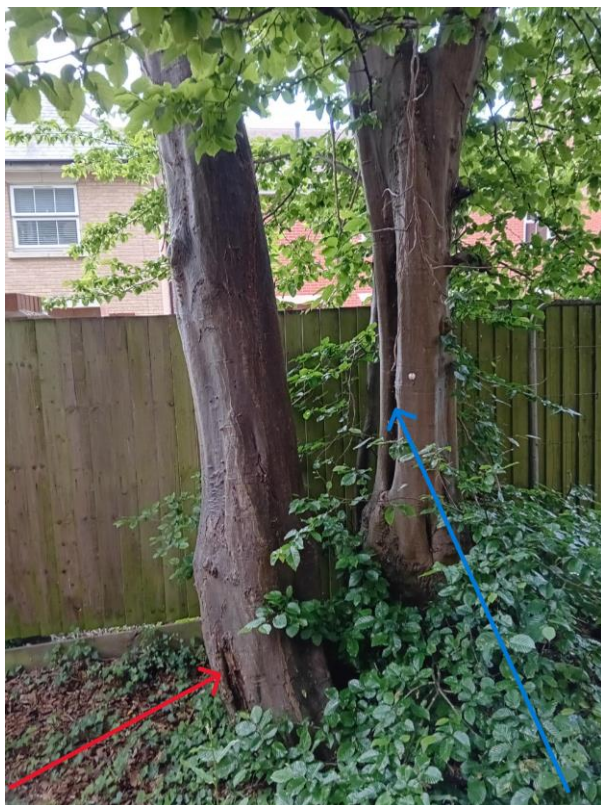


Figure 2: T8 Hornbeam - basal cavity (red arrow); T9 Hornbeam - vertical wound (blue arrow)

Officer note:

Replacement replanting is particularly important on this site as several trees have required felling in recent years. 1no. Yew was approved to be felled in July 2025 (application reference: PL/25/0824), and 1no. Sycamore was agreed to be felled as part of a planning application this year (application reference: PL/25/1767). Following this approval letter, a further 3no. trees will be felled. Therefore, please ensure that your client is aware of this duty to replant replacement trees - we are yet to receive any correspondence regarding replacement trees, albeit I appreciate this may be planned following development construction. The site is within an Air Quality Management Area, on a 'treed corridor', Green Link and area of high treescape value, which are all defined in our adopted Tree Strategy. These are all areas of which tree retention and replanting are of significant importance; hence I would be grateful if you could remind your client of this matter.

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 1no. Lime tree (T18) and 2no. Hornbeam trees (T8 & T9) authorised by this consent, 3no. replacement trees of a minimum 8-10cm girth and 2.75m in height (at time of planting) shall be planted within a 5m radius of the location of each felled tree 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 purchasing.

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
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. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

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-in-conservation-areas)

If you require any further assistance, please do not hesitate to contact me on the above number.

Please ensure your client receives a copy of this letter as soon as possible.

Yours sincerely

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer

C.c. Mr A Donovan, Bupa (via email)