



Mrs A Drake
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Emma Gee
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Your Ref:

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1st June 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mrs Drake

**RE: PROPOSED WORKS TO TREES AT THE HUNTLEY, CARMELITE DRIVE, READING -
SUBJECT TO TREE PRESERVATION ORDER NUMBER 129/07.**

Thank you for your application of 27th April 2026, regarding the above.

You have initially applied for the following, alongside a General Tree Assessment, dated 6th March 2025:

T48/A - Sycamore - Fell to ground level
T47 - Sycamore - Fell to ground level
T48 - Common Lime - Remove Sucker Growth
T49 - Common Lime - Remove Sucker Growth
T54 - Common Lime - Remove Sucker Growth
T9 - Common Oak - Raise low canopy to 4.0m

Further to mine and my colleague Sarah Hanson's site meeting on 8th May 2026 with Mr Goodwyn (resident), I have the following comments:

The works to T9 Oak (T15 of TPO) are considered reasonable, albeit an appropriate level of ground clearance exists and the proposed height of 4m above ground level seemed slightly excessive over a residential car park. However, we identified one secondary branch that encroached the furthest to the ground over this car parking area. So, we have approved the removal of this secondary branch back to source, which is shown in Figure 1 below. Should 4m of ground clearance over the car parking area not be achieved following the branch removal, I have approved the crown lifting. Although, please note it states in the approved works 'if required' whilst not removing epicormic growth from the main stem. We have noted your intention to remove the deadwood from this tree.

T28 Tree of Heaven (T34 of TPO) was in poor condition at the time of our visit. I note you have proposed to remove the major deadwood; however, the majority of the canopy is dead with very limited foliage and thereby vitality remaining, making it unlikely to respond to pruning. With this in mind, there is limited scope for remedial works and thus we discussed removal of the tree during our meeting and agreed to include its felling in the application. Your Tree Assessment indicates the tree is in fair condition, which is not agreed; but I note this was undertaken in March 2025, so the health of the tree seems to have deteriorated since then. The condition of the tree at the time of our visit is shown in Figure 2 below.

We have also included additional works to 2no. Cedar trees (T27 & T28 of TPO). I am slightly unclear why the survey has only included one of these Cedars (being your T18 - Atlas Cedar; T27 Atlantic Blue Cedar of TPO), when there is T28 Deodar Cedar of the TPO directly adjacent to it. During our visit, we noted that both Cedars trees are starting to encroach onto the adjacent properties. Therefore, we have considered it reasonable to reduce the lateral branches growing towards the building to create an adequate level of clearance. Whilst a level of clearance exists, these works will likely be required in the near future and thus negates the need for another application. I note your survey mentions these works are likely required in the future, albeit it only mentions the one surveyed Cedar, however the other which has not been surveyed encroaches closer to the building. In addition, we have included the crown lifting of both the Cedars for ground clearance purposes, as they are located in a lawn area which requires grounds maintenance. We have noted your intention to remove the deadwood from the Atlas Cedar (T18 of survey; T27 Atlantic Blue Cedar of TPO). I assume you will also remove any deadwood from the Deodar Cedar (T28 of TPO), should it be required so I have acknowledged this also.

The works to the Lime trees T48, T49 & T54 (T39, T13 & T10 of TPO respectively), are considered reasonable, albeit we have amended the wording for clarity. We have added the works to another Lime tree (T9 of TPO) which is directly adjacent to T54 of survey (T10 of TPO) and also agreed on site that removal of basal growth, when required, would be reasonable for all Limes on site, so also T2, T3, T4, T7, T12, T24 & T42 of the TPO. So, for clarity, this totals 11no. Lime trees. These species of Lime trees produce rapid basal growth in comparison to other species; hence we have deemed it appropriate to approve the removal of the basal growth for two operations per year, over the next five years. The removal of this growth is reasonable for ground clearance purposes and also allows the base of the tree to be visible for inspection. I note your survey recommends reinspecting once this growth has been removed, hence this will accommodate that and further inspections in the next five years. Lime T54 (T10 of TPO) had significant ivy growing on its main stem, whilst this is not recommended for severance on your survey, I encourage it is removed to allow for future inspection, as this will impact the visibility of the base for inspection also.

The felling of both T48/A and T47 Sycamore trees (T37 & T40 of TPO respectively) are also considered reasonable. T48/A (T37 of TPO) is dead as shown in your photographs, reproduced in Figure 5 below, submitted alongside your application and noted within your survey. T47 Sycamore (T40 of TPO) has been classed as poor condition within your survey with dieback in the upper crown and *Kretzschmaria deusta* (now *Ustulina deusta*) fungal

fruiting bodies at the base of the tree, indicating a level of internal decay/ dysfunction is occurring within the tree's main stem. Given that the canopy is experiencing dieback, the decay has likely impacted the trees sapwood and cambium layer. Therefore, any lesser works such as a significant reduction, aren't expected to improve its health. Therefore, the felling is considered reasonable.

We have noted your intention to deadwood and sever the ivy of several other trees subject to the TPO, as recommended in your survey. T40 Robinia (T14 of TPO), only has ivy severance included but we noted significant deadwood at our time of visit, so we encourage this is removed. For the absolute clarity the following trees are recommended for deadwood removal: T20 Ash (T29 of TPO); T36 Oak (T22 of TPO); T17 Common Beech (T25 of TPO) in your survey, with also those mentioned above. Whilst neither deadwood removal or ivy severance requires formal consent; hence not included in the approved works, we kindly ask the ivy severance is undertaken with care using hand tools to avoid damage to the bark and cambium layers of the tree.

There are several trees within your survey that are not subject to the TPO. These are not included in the below works as they do not require formal consent in order to be undertaken. For clarity, the trees not subject to the TPO within your survey include T29 Goat Willow, T53 Leyland Cypress & T48/B Common Walnut.

I can therefore confirm that the following proposed works, as detailed in your application with additional works and amendments for clarity included following our site visit, are approved subject to the conditions below and with reference to the reproduced and annotated photographs below:

- 1no. Oak (T9 of survey; T15 of TPO): remove 1no. secondary branch back to source as shown in Figure 1; crown lift over car parking area to approximately 4m above ground level if required following the secondary branch removal, leaving suitable growth points and retaining epicormic growth on the main stem.
- 1no. Tree of Heaven (T28 of survey; T34 of TPO): fell to ground level.
- 4n11o. Limes (T48, T49 & T54 of survey; T39, T13 & T10 of TPO respectively, with T9 T2, T3, T4, T7, T12, T24 & T42 of TPO added): remove all basal growth, through 360°, twice a year over the next five years.
- 2no. Cedar trees (T18 Atlas Cedar of survey; T27 of TPO & T28 of TPO not surveyed): crown lift, through 360°, to approximately 3m above ground level, removing secondary growth only, leaving suitable growth points; reduce lateral branches growing towards the adjacent building, approximately in line with the outer extremity of the patio edges to create approximately 2m clearance from the projected balconies, ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points.
- 2no. Sycamores (T48/A and T47 of survey; T37 & T40 of TPO respectively): fell to ground level.



Figure 1 - T9 Oak (T15 of TPO): 1no. secondary branch to be removed back to source over the car park



Figure 2 - T28 Tree of Heaven (T34 of TPO): fell to ground level; poor condition



Figure 3 - 2no. Cedars (T27 & T28 of TPO; T18 of survey is T27 of TPO): indicative lateral reduction of both trees, inline with the outer extremity of the patios to create approximately 2m clearance from projected balconies



Figure 4 - 2no. Cedars: T18 Atlas Cedar of survey is T27 Atlantic Blue Cedar of TPO, on left hand side; T28 Deodar Cedar (not surveyed), on the right-hand side



Figure 5 - 1no. Sycamore (T48/A of survey; T37 of TPO): fell to ground level; dead



Figure 6 - 1no. Sycamore (T47 of survey; T40 of TPO): fell to ground level; poor crown vitality shown

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

4. Following the felling of 1no. Tree of Heaven (T28 of survey; T34 of TPO) and 2no. Sycamore trees (T48/A and T47 of survey; T37 & T40 of TPO respectively) 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 the garden area of the property 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 two operations of basal growth removal to the 11no. Lime trees (T2, T3, T4, T7, T9, T10, T12, T13, T24, T39 & T42 of TPO) per year (as per the approved specifications) to be undertaken within five years, from the date of this notice, after which the consent lapses and a new application will be required. This decision is valid for one operation of the remainder of the works (as per the approved specifications) 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

5. 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.

6. Removal of any dead or dangerous protected tree: This does not require the formal consent of the Council. However you are required to give 5 days notice of the work where it is not an emergency, to allow the Council to agree that the proposed works are exempt from requiring consent. The exception is where works are 'urgently necessary to remove an immediate risk of serious harm', in which case you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

Once felling of a dead or dangerous tree has been carried out, the owner has a duty under Section 201(b) of the Town & Country Planning Act to replant another tree of an appropriate size and species in the same place as soon as they reasonable can. This replacement tree will be covered by the existing Tree Preservation Order. The new tree would be subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.

7. 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.

8. Prior to the severing of well-established Ivy at the base of the tree, it would be prudent to carry out an assessment of whether any of the stems of the Ivy are forming a natural brace above a suspected bark-included union

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)

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 I Alam, Senior Property Manager (via email)