



Mr N Cantell
Beechwood Tree Care Ltd
2 Playhatch Farm Cottages
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Emma Gee
Executive Director for
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Our Ref: PL/26/0790
Your Ref:

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19th June 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Cantell

RE: PROPOSED WORKS TO 1NO. OAK TREE AT 24 COCKNEY HILL, TILEHURST, READING - T1 OF TREE PRESERVATION ORDER NUMBER 113/01.

Thank you for your application of 16th June 2026 regarding the above.

Your application was supported by a statement of 'reasons for works', alongside photographs, cited as the following:

The Oak tree is in a state of severe decline and is now approaching complete mortality, exhibiting very limited signs of vitality throughout the crown. The exact cause of the decline has not been conclusively identified; however, the tree's condition has deteriorated to such an extent that recovery is considered highly unlikely. The loss of structural integrity associated with the tree's declining health presents an increasing risk of branch failure and potential stem collapse. Given its proximity to the adjacent footpath, highway, and neighbouring property, the tree now represents a foreseeable safety hazard to pedestrians, vehicles, and structures. Due to the extent of dieback and the absence of sufficient live growth to support a viable retention strategy, remedial pruning would not provide a sustainable solution. As such, the proposed works are considered the most appropriate and proportionate management option.

It is agreed that the Oak's condition is not expected to improve by undertaking lesser works. Unfortunately, there is no scope for remedial works and thus felling is considered the only option. Given the Oak's condition, and adjacent to a public highway, we encourage it is felled as soon as practically possible. The Oak's condition can be seen in Figure 1 below, which I have reproduced from that submitted alongside your application.

The images of the Oak tree from Google Street View show the condition of the tree has deteriorated relatively rapidly, particularly from the years of 2019-2020. Your submission (as above) states that '*The exact cause of the decline has not been conclusively identified*' [my emphasis], however you do not state whether there was anything that might account for the tree's condition, e.g. whether there was evidence of fungal brackets, cavities, internal decay, unfavourable rooting environment - confirmation or the presence or absence of these would have been helpful.

I note you are proposing to leave a monolith (approximately 1.5-2m in height) which is positive as Oak trees are valuable habitat to wildlife. However, the application is taken to be one for felling hence the requirement to replant will still apply (note Condition 3). As the Oak is located on the frontage of the property and adjacent to a highway, its replacement is expected to be within the near vicinity of where the Oak currently stands. The amenity value of the Oak is high as it visible to the public, hence the amenity value lost from felling the Oak will be required to be replaced. I have approved the felling to ground level, in case retaining a monolith is not feasible, and may also limit the amount of space to replant a replacement tree on the frontage.

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

- T1 Oak: fell to ground level.



Figure 1: T1 Oak - limited crown vitality and significant deadwood

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 T1 Oak 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 on the Cockney Hill frontage 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 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 Bradley, 24 Cockney Hill