



Mr B Partner
Ben Partner Tree
52 Yorktown Road
Sandhurst
Berkshire
GU47 9BT

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/0713
Your Ref:

Direct: ☎0118 937 2458
Amy.daly@reading.gov.uk

7th July 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Partner

RE: PROPOSED WORKS TO 1NO. EUCALYPTUS TREE AT GROVELAND PLACE, READING - T6 OF TREE PRESERVATION ORDER NUMBER 213/06.

Thank you for your application of 31st May 2026, regarding the above.

You initially applied for the following:

'Pollard eucalyptus by 50% or crown break. Pollarding to crown break will create larger wounds but healthy pollard points whereas a 50% pollard there would be no suitable pollard points. Reason as tree has outgrown the location, hugely overhanging the road. Extremely over extended limbs with weak points from crown break. Final height after pollard crown break will be 6 meters above ground level.'

I then asked for further clarity regarding the proposed works specification and reasoning for works in my acknowledgement email of 1st June 2026 and advised your application could not be validated due to the lack of clarity. I received no response and emailed you further on 26th June 2026, to which you responded:

'in regards to pollarding and the size of the tree we don't think it would be beneficial in any way. We know the importance of trying to maintain healthy trees but we'd like to put in for a removal of the tree as we think the size of the tree has totally outgrown the location. The root system is pushing the wall into the road and severely lifting the car parking area. Half of the canopy is overhanging the road and the larger half touching the flats. If possible I'd like to amend the application to a full removal with the scope to replant if possible.'

Your application was amended accordingly to fell the tree to ground level and thereafter validated.

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

Regarding your justification for felling due to alleged damage to the wall, your application form ticked 'no' to concerns of damage to structures. On the application form, it states *'If Yes, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert'*. We have not received any reports or evidence to suggest the tree is the cause of any damage to the wall. At the time of our visit, the wall had no obvious cracks or displacement of bricks. We did note a very slight curve starting to form, albeit we have no evidence to suggest the tree is the definite cause - there was other vegetation growing along that section of the wall which may be a contributing factor. The wall is adjacent to a public highway and given the concerns, it would be prudent for a professional to be employed to assess the wall and any risk it may present.

You have also mentioned that the tree is *'severely lifting the car parking area'*. Upon visiting the site, we could not note any obvious changes in ground level or significant damage to the hard surfacing, so this is not considered appropriate justification for felling the tree.

In addition, you have mentioned the tree's branches are encroaching onto the adjacent flats. When visiting, we did not find this to be true. So, it is not agreed the tree has *'outgrown its location'*.

The tree is mature, large and appeared healthy from a cursory ground inspection. It is of high amenity value and located within an Air Quality Management Area. One of the residents of Groveland Place approached us during our visit and expressed positivity towards the tree and its amenity value. When proposing to fell protected trees, we require appropriate arboricultural evidence to demonstrate that felling is the only option, which we don't currently have. Your application form indicated you were concerned about the tree's condition, citing *'extremely over extended limbs with weak points from crown break'*, albeit you didn't elaborate on these concerns following my acknowledgement email and they were not obvious during the time of our visit. I requested annotated photographs of the defects you were referring to, but we never received any.

Given the above, the felling is therefore **refused**.

We appreciate the concerns regarding the branches overhanging the road; hence we have approved the removal of the lowest branch growing towards the road back to the source, crown lifting to statutory heights over the pavement and road, crown lifting to approximately 3m above ground level over the car park, and the reduction of lateral branches growing towards the adjacent Lime tree (T7 of TPO) to create clearance and to reduce suppression on the Lime. We would be happy to consider a future application for further works, should appropriate evidence be provided so that we can make an informed decision.

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

T6 Eucalyptus

- Reduce branches growing towards the adjacent Lime tree to create approximately 1-2m clearance as shown in Figure 1, leaving a natural canopy shape and suitable growth points;
- Crown lift over the highway to 5.5m above ground level, removing secondary growth only and leaving suitable growth points, but including the removal of the lowest lateral branch overhanging the road back to the source (see Figure 2);
- Crown lift over the pavement to 2.75m above ground level, removing secondary growth only and leaving suitable growth points;
- Crown lift over the car parking area to approximately 3m above ground level as shown in Figure 3, removing secondary growth only and leaving suitable growth points.



Figure 1: reduction of branches growing towards adjacent Lime tree to create approximately 1-2m clearance



Figure 2: removal of lowest lateral branch back to source



Figure 3: crown lift to approximately 3m above ground level over car parking area

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 2.75m 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 and/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-hedges)

If you suffer any loss or damage as a result of the refused works within this letter, 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.

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

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