



Mr J Johnson
First Class Tree Surgeons
10 Panters Road
Cholsey
OX10 9NY

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/0690
Your Ref:

Direct: ☎01189 372440
Sarah.hanson@reading.gov.uk

27 July 2026

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Johnson

**RE: PROPOSED WORKS TO TREES AT FOUR CORNERS, UPPER WARREN AVENUE,
READING - WITHIN A2 (CENTRAL) OF TREE PRESERVATION ORDER NUMBER 319.**

Thank you for your application of 25 May 2026 regarding the above, with accompanying Tree Survey from Artemis Tree Services.

Further to my site meeting of 17 July 2026 with Ben Ashburton, I have the following comments:

The intention to focus the proposed reduction of T1 & T25 mature Cedars on more extended growth, particularly by 1.5m, rather than a proposed reduction of this amount all round was noted and more appropriate. We added 'crown cleaning' to the pruning specification for both trees.

In relation to the proposed removal of the long limb from T6 (0191) Oak, we discussed the pruning point. Whilst arboricultural good practice suggests it should be back to the branch collar, it would be more appropriate to leave a stub to delay decay/dysfunction in the main stem, particularly given the size of the branch diameter compared to the main stem.

With regard to the Ash trees - access was difficult to identify all the trees individually, however when viewed from the top of the garden, public footpath to the side and from The Warren, I could see Ash trees in decline.

I can therefore confirm that the proposed works, as listed in your application and detailed in the Tree Survey, are approved, with the following additions / amendments and all subject to the conditions below:

- T1 & T25 Cedar - reduction should focus on longer laterals; crown clean, i.e. remove dead, dying, dangerous, crossing / rubbing branches (note Condition 5)
- T6 (0191) Oak - branch removal should leave a 0.5-1m stub rather than pruning to point of origin

Please note Informative 4 below in relation to timing, which is particularly relevant to T4 (0159) Oak and T15 (0142) Ash. I have not included this timing as a condition as it is questionable as to whether these 2 trees are protected given their age. I hope, however that works can be done late summer (pending a break in the current hot & dry weather) or in Dec-Jan to minimise the impacts on the trees' health.

Ivy severance is included in the recommendations within the survey - please note Informative 7 below.

Works recommended within the Survey are considered to be for good arboricultural management and risk management.

The application includes the removal of 4 live trees T5 (0184) Oak, T13 (0192) Ash, G20 2 No. Ash trees, and 4 dead trees T11 (0195) Ash, T16 Ash, T18 Pine, T21 Wild cherry; so totalling 8 trees. Please note Condition 4 below with regards to replacement planting for the live trees and note the following in relation to the dead trees:

Under Section 206(1) of the Town and Country Planning Act 1990, a landowner is under a duty to replace a tree which is removed because it is dead or dangerous. The duty on the landowner is to plant another tree of an appropriate size and species at the same place as soon as he or she reasonably can.

In this case the Council would expect 4 replacement trees of a minimum 4-6cm girth and 2.10m high (at time of planting) chosen from the species listed within the TPO (see below) to be planted in the rear garden in the planting season (Nov-March) following or at the time of felling, whichever is soonest. Please ensure the replacements are agreed with the Council prior to purchase and planting.

Alternatively, identification of 4 suitable self-seeded trees as replacements and evidence of the nurturing of these should be provided, e.g. clearance of understorey for an immediate area around them, unless spikey / dense vegetation is offering protection from grazing, with incorporation of tree guards to prevent mammal damage if not.

ASH	Fraxinus excelsior
BEECH	Fagus spp
SILVER BIRCH	Betula pendula
BOX MAPLE	Acer negundo
BLUE CEDAR	Cedrus atlantica glauca
CEDAR	Cedrus spp
HORSE CHESTNUT	Aesculus hippocastanum
RED HORSE CHESTNUT	Aesculus hippocastanum carnea
WILD CHERRY	Prunus avium
LAWSON CYPRESS	Chamaecyparis lawsoniana
DOUGLAS FIR	Pseudotsuga menziesii
HOLLY	Ilex spp
LIME	Tilia spp
OAK	Quercus spp
SCOTS PINE	Pinus sylvestris
PINE	Pinus spp
PLANE	Platanus spp
SPRUCE	Picea spp
WALNUT	Juglans spp
WILLOW	Salix spp
YEW	Taxus baccata

TPO species

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 the tree 4 trees authorised by this consent, 4 replacement trees chosen from the species listed within the TPO (see above) of a minimum 4-6cm girth and 2.10m high (at time of planting) shall be planted within the rear garden 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.

Alternatively, identification of 4 suitable self-seeded trees (over and above those identified to replace the dead trees) and evidence of the nurturing of these should be provided, e.g. clearance of understorey for an immediate area around them, unless spikey / dense vegetation is offering protection from grazing, with incorporation of tree guards to prevent mammal damage if not.

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.

5. Crown cleaning should not include the removal of fused natural braces (branches or stems), or the removal of entwining branches or rubbing branches (where they may be forming a natural brace) from the crown of a semi-mature to fully mature tree without carrying out an assessment of any junctions formed below such natural braces.

Reason: Removal of natural braces may lead to failure of weak unions.

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. 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. 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/government/topics/trees-and-woodland/tree-preservation-orders)

Please ensure the householder has a copy of this letter for their records.

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

Yours sincerely

Sarah Hanson

Sarah Hanson
Natural Environment Officer

C.c. Ben Ashburton, Ashburton Ltd