



Mr J Hillebrandt
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Emma Gee
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Our Ref: PL/26/1077
Your Ref:

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25th August 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Hillebrandt

**RE: PROPOSED WORKS TO 1NO. LIME TREE & 1NO. SYCAMORE TREE AT PRIORY POINT,
36 SOUTHCOTE LANE, READING - T5 & T3 RESPECTIVELY OF TREE PRESERVATION
ORDER NUMBER 97/03.**

Thank you for your application of 10th August 2026, regarding the above.

Further to my visit on 20th August 2026, I have the following comments:

Your application is supported by a Tree Survey (Tree Risk Assessment; dated: 30th April 2026). T4 Plum and T8 Silver Birch, included in your application form and Tree Survey, are not subject to the TPO; hence the works can be undertaken without formal consent.

The works to T5 Lime (T5 of Tree Survey) are considered reasonable to create clearance from the adjacent property. The reduction should reduce the branches back to previous pruning point where they exist, which were evident in the lower canopy during my visit. I noted that the basal/epicormic growth was extensive, and if left in situ would encroach onto the adjacent footpath. Therefore, I have approved the removal of this growth which is detailed in the approved works below. This will also allow for the basal area to be inspected in the future. I note your Tree Survey states '*recommend lifting to 5 meters and reducing back from building to previous cuts*'. However, the crown lifting is not included in your application form. The removal of epicormic growth will help achieve clearance over the adjacent footpath, and the tree's structural branches are all above a height necessary to provide adequate clearance of the footpath.

The works to T3 Sycamore (T11 of Tree Survey) are also considered reasonable. I noted there are some previous pruning points within the canopy, and the reduction should reduce the branches back to these previous pruning points to create clearance from the

adjacent Indian Bean Tree (T1 of TPO). I noted that the epicormic growth was encroaching onto the adjacent public pavement. Therefore, I have approved the removal of this growth to provide clearance of pavement. It is best, for the future of the tree's health in mind, if this growth is removed whilst it is still relatively small in diameter and before growing into structural branches, so that the pruning wounds and thereby entry points for decay/dysfunction are minimised.

I note that deadwood is recorded in the Tree Survey to T9 Douglas Fir (T4 of TPO), and it is recommended to remove the hanging branches. By 'hanging branches', it is assumed these are broken branches, and therefore, can be removed along with the deadwood without formal consent. These works are not included in the approved works below, but your intention to undertake this is noted.

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

- 1no. Lime (T5 of TPO; T5 of Tree Survey); removal basal and epicormic growth, through 360°; reduce branches growing towards the adjacent building, back to previous pruning points where they exist, to create approximately 1.5-2m clearance as shown in Figure 1, leaving a natural canopy shape and suitable growth points.
- 1no. Sycamore (T3 of TPO; T11 of Tree Survey): remove epicormic growth (see Figure 2) overhanging the adjacent public pavement; reduce branches growing towards the adjacent Indian Bean Tree, back to previous pruning points (see Figure 3 for examples) where they exist, to create approximately 1m clearance, leaving suitable growth points and a natural canopy shape.



Figure 1: T5 Lime (T5 of Tree Survey) - basal/epicormic growth to be removed (blue); reduction of branches to create clearance of adjacent property (red)



Figure 2: T3 Sycamore (T11 of Tree Survey) - epicormic growth to be removed

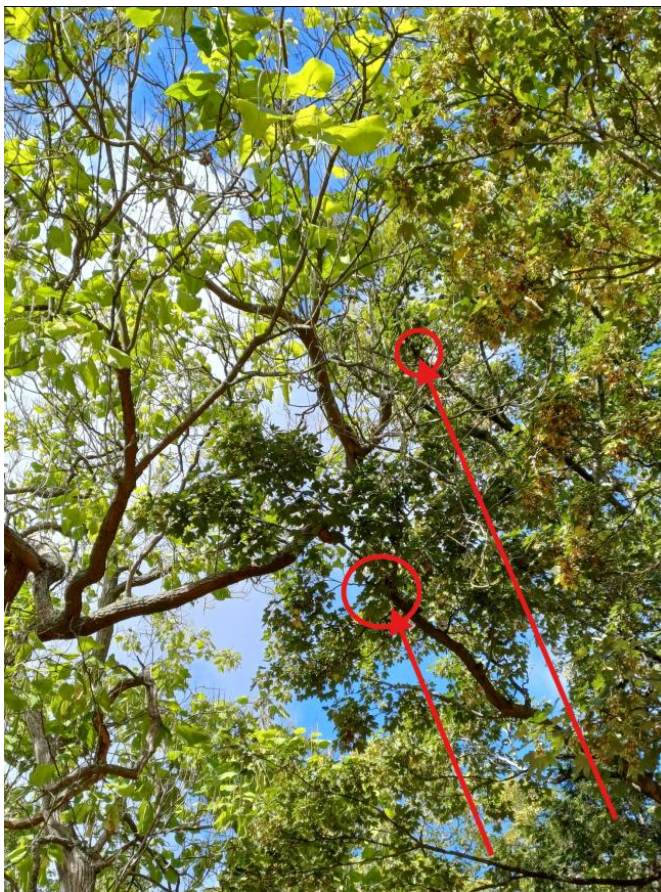


Figure 2: T3 Sycamore (T11 of Tree Survey) - examples of previous pruning points adjacent to the Indian Bean Tree

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. 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. 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 2.7m 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.

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.

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)

Please ensure that 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