



Mr L Bowes
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Emma Gee
Executive Director for
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Bridge Street, Reading RG1 2LU
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Our Ref: PL/26/1233
Your Ref:

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

23 October 2026

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Bowes

RE: PROPOSED WORKS TO ONE LIME TREE AT 20A ST PETERS HILL, READING - T4 OF TREE PRESERVATION ORDER NUMBER 127/08.

Thank you for your application of 15 September 2026 regarding the above.

Further to my visit on 9 October 2026 with my colleague Amy Daly, I have the following comments:

Your application form related to 20 St Peters Hill and sought consent for:
'Tree cutting required on behalf of cityfibre to allow new overhead cable installation. Clearance required will be approximately 0.5m through the trees around the circumference of cable to create clear line of sight and prevent tree rub. Cutting will be kept minimal where possible'

In our email exchange it was established that the tree in question is T4 Lime of the TPO, located at the front of No.20A, through which the cable from No. 20 runs. You also confirmed that the works were not for a new cable, as stated, but for clearance around an existing cable.

It was evident from our visit that the Lime tree has been pollarded before and the small branches that will require pruning for cable clearance are part of the regrowth from the previous pollard points. Pruning back necessary branches (regrowth) to those pollard points would be appropriate to achieve the clearance.

Please note that following submission of your application, the owner of the Lime tree at No. 20A has submitted an application seeking consent to re-pollard the Lime, which would resolve your issue - application reference PL/26/1378. This is due to be approved

in the near future, albeit the works cannot take place until Dec, at the earliest, in order to minimise the impact on the tree health.

If you wished to go ahead with the pruning approved in this letter, please also note that the owner of the tree at No. 20A is not your client, that being No. 20, hence you should also seek permission from 20A to access their land and prune their tree.

I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T4 Lime - remove regrowth from previous pollard points as necessary to achieve 0.5m clearance around the existing cable running through the canopy from No. 20.

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.

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, Planning Inspectorate
C/O Quadient
69 Buckingham Avenue
Slough
SL1 4PN

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

Sarah Hanson

Sarah Hanson
Natural Environment Officer

C.c. Mr Bloor, 20A St Peters Avenue