

Planning Applications Committee

5 November 2025



Reading
Borough Council
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Title	PROPOSED TREE WORK TO FIVE LIMES TREES AT 8 VICTORIA ROAD, TILEHURST, READING
Purpose of the report	To make a decision
Report status	Public report
Executive Director/ Statutory Officer Commissioning Report	Emma Gee
Report author	Sarah Hanson, Natural Environment Officer
Lead councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Council Priority	Deliver a sustainable and healthy environment and reduce our carbon footprint
Ward	Tilehurst
Recommendations	<p>The Committee is asked:</p> <ol style="list-style-type: none">1. To approve the proposed tree works.

1. Executive summary

- 1.1. To report to Committee on proposed work to five Lime trees at 8 Victoria Road, Tilehurst, Reading; that being T3-T7 of TPO 18/15 (copy of TPO plan attached – Appendix 1).

2. Policy Context

- 2.1. Local Plan policy EN14: TREES, HEDGES AND WOODLANDS includes the aim for

'Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended'.

- 2.2. The protection of trees where appropriate to do so contributes to this policy aim.
- 2.3. The Reading Borough Council adopted Tree Strategy (2021) sets 12 Objectives, which can be viewed here: [Reading Borough Council Tree Strategy, March 2021](#). Protection of private trees meets the aims of Objective 5.

3. The Proposal

- 3.1. The trees are located on the front boundary of 8 Victoria Road. On 29 September 2025 an application was received from the owners seeking consent to re-pollard all five Lime trees (application reference PL/25/1373). The reason for the pruning is cited as being that: *'these trees have been managed for many years through pollarding and they*

now require this in the normal cycle'. During an officer site visit, crown lifting by removing all basal and epicormic growth was added to the application in order to provide better clearance for driveway use.

- 3.2. As the trees in question are subject to a Tree Preservation Order, a formal tree works application is required for the works to be approved.
- 3.3. The Council's Constitution requires applications submitted by serving Councillors to be determined by Planning Applications Committee. The applicants in this case are serving Councillors.
- 3.4. The re-pollarding is considered to be appropriate cyclical management of these trees, which are maintained as pollards. The crown lifting is considered reasonable due to the low foliage impeding access to the driveway and vehicles parked there. If agreed, approval will be subject to conditions requiring works to be done to good arboricultural practice and will limit the timing of the works to certain periods of the year to minimise impact on the trees' future health.

4. Contribution to Strategic Aims

- 4.1. Trees within the borough provide multiple environment benefits, including improvement of air quality. The retention and appropriate management of trees promotes a healthy environment in Reading.
- 4.2. The Council Plan has established five priorities for the years 2025/28. These priorities are:
 - Promote more equal communities in Reading
 - Secure Reading's economic and cultural success
 - Deliver a sustainable and healthy environment and reduce our carbon footprint
 - Safeguard and support the health and wellbeing of Reading's adults and children
 - Ensure Reading Borough Council is fit for the future
- 4.3. In delivering these priorities, we will be guided by the following set of principles:
 - Putting residents first
 - Building on strong foundations
 - Recognising, respecting, and nurturing all our diverse communities
 - Involving, collaborating, and empowering residents
 - Being proudly ambitious for Reading
- 4.4. Full details of the Council Plan and the projects which will deliver these priorities are published on the Council's website [- Council plan - Reading Borough Council](#). These priorities and the Council Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.

5. Environmental and Climate Implications

- 5.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

5.2. Trees have multiple environmental benefits that include flood alleviation, wildlife benefits, air pollution mitigation and air cooling. The proposed works are not expected to substantially impact the tree's contribution to these multiple environmental benefits, as the intention of the works is to ensure appropriate management arboriculturally, and considering their location, to enable the trees to be retained.

6. Community Engagement

6.1. The application has been available to view via Public Access

7. Equality Implications

7.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to -

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7.2. None required.

8. Other Relevant Considerations

8.1. None

9. Legal Implications

9.1. Service and administration of Tree Preservation Orders falls under the Town & Country Planning Act 1990 and The Town and Country Planning (Tree Preservation)(England) Regulations 2012.

9.2. Preparing, serving confirmation and contravention of TPO's are services dealt with by the Council's Legal Section.

9.3. Determination of applications affecting work to protected trees is delegated to officers except where the proposal has been submitted by serving Councillors.

10. Financial Implications

10.1. None of this report. It is understood that works to the tree would be funded by the Council from existing budgets.

11. Timetable for Implementation

11.1. Once issued, tree work approvals last for a period of 2 years, i.e. must be carried out within that period. Standard Conditions of consent will be attached to the works (if approved) requiring the pruning to be carried out in line with good arboricultural practice and within certain periods of the year to limit the impact on the trees' long-term health.

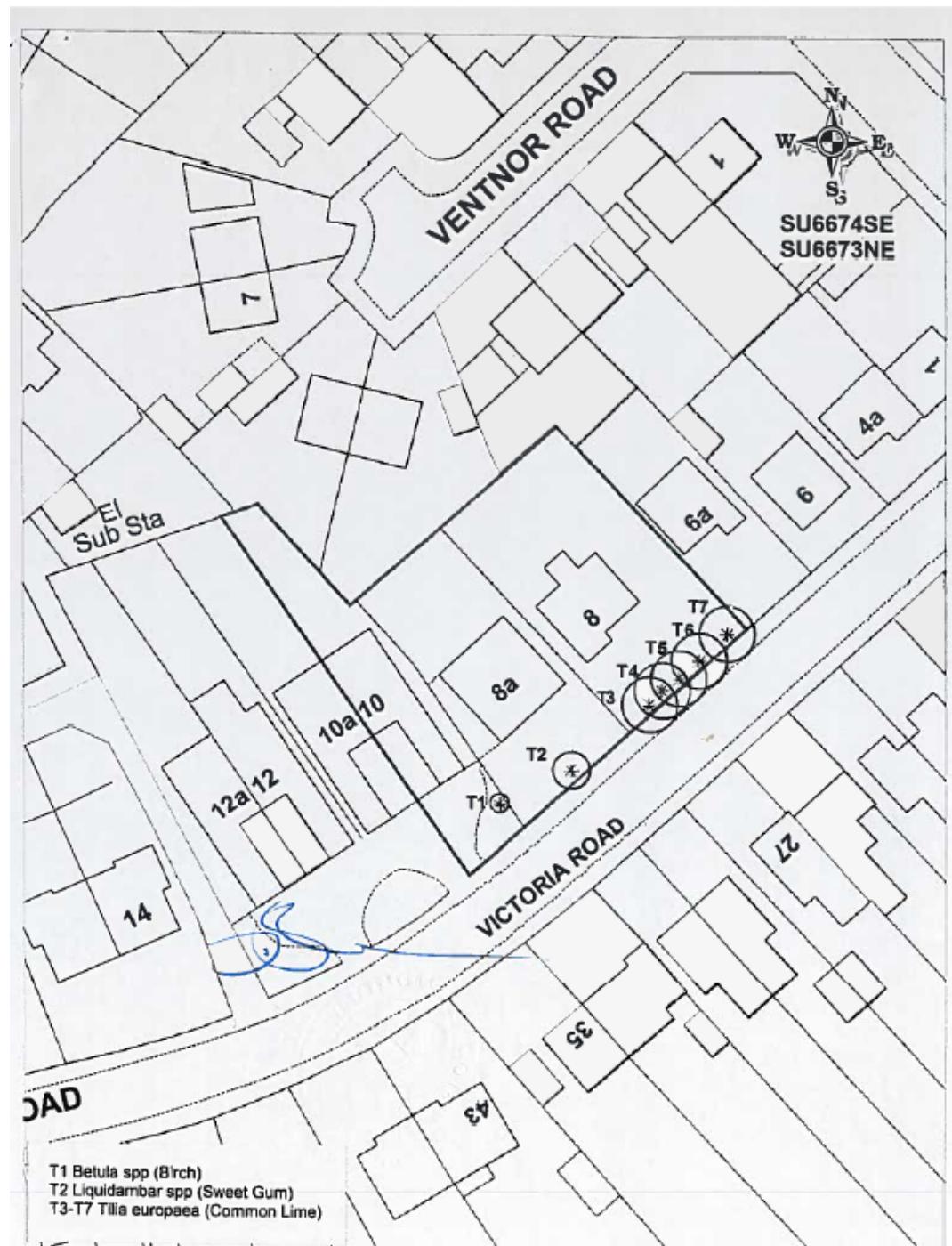
12. Background Papers

12.1. Register of Tree Preservation Orders

Appendices

1. TPO plan of TPO 18/15
2. Photographs

Appendix 1 – TPO 18/15 (plan)



TITLE TREE PRESERVATION ORDER: 8-10 VICTORIA ROAD, READING

DRG NO E2909

DATE OCT 2015

DRAWN BY KM

SCALE 1:500

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Appendix 2 – Photographs

