

# Planning Applications Committee

10 September 2025



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>PROPOSED TREE WORK TO ONE COUNCIL PLANE TREE IN LANCING CLOSE, READING</b>
<b>Purpose of the report</b>	To make a decision
<b>Report status</b>	Public report
<b>Executive Director/ Statutory Officer Commissioning Report</b>	Emma Gee
<b>Report author</b>	Sarah Hanson, Natural Environment Officer
<b>Lead councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Council Priority</b>	Deliver a sustainable and healthy environment and reduce our carbon footprint
<b>Ward</b>	Battle
<b>Recommendations</b>	The Committee is asked:  1. To approve the proposed tree works subject to no substantive objections being received within the consultation period.

## 1. Executive summary

- 1.1. To report to Committee on proposed work to one Plane tree on Council land at the end of Lancing Close; that being T12 of TPO 29/03 (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 Council 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](#) . Appropriate management of Council, protected trees meets the aims of Objective 1.

## 3. The Proposal

- 3.1. The tree is located at the end of Lancing Close. On 8 August 2025 an application was received from the Tree Surveyor in Streetscene seeking consent to crown lift (remove/reduce lower branches) of the

tree up to 4-4.5m above ground level (application reference PL/25/1128). The reason for the pruning is cited as being that: *'Branches are hanging down low over the adjoining school playground and also some branches are resting on the adjoining garage roofs'*. An indication of the crown lift can be seen in Appendix 2 alongside a photo of the whole tree in-situ.

- 3.2. As the Council-maintained tree in question is subject to a Tree Preservation Order, a formal tree works application is required for the works to be approved.
- 3.3. The Town and Country Planning Act 1990 requires applications for works to protected Council owned or maintained trees to be decided by a Committee of the Council which is not responsible for managing the land to which the application relates
- 3.4. The law also requires a public notice to be displayed for at least 21 days giving details of the proposed works and contact details for any comments to be sent.
- 3.5. The crown lifting proposed is considered to be reasonable management of the tree to alleviate concerns from the school and to avoid damage to the adjacent garages. The proposed work will not have a significant detrimental impact on the health or amenity value of the tree. Subject to no substantive objections or comments being received as a result of the public notice, it is recommended that the works be approved

#### **4. Contribution to Strategic Aims**

- 4.1. Trees within the Council's ownership improve the quality of its open spaces and provide multiple environment benefits, including improvement of air quality. The retention, planting and appropriate management of Council 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 enable the tree to be retained in preference to felling

## **6. Community Engagement**

- 6.1. A site Notice was placed adjacent to the Plane tree on 21 August 2025 and will be left for the required 21-day period until 11 September 2025. An update on any public comments received so far will be provided at Planning Applications Committee.
- 6.2. The application has also 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 or on behalf of the Council.

## **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. A standard Condition of consent will be attached to the works (if approved) requiring the pruning to be carried out in line with good arboricultural practice.

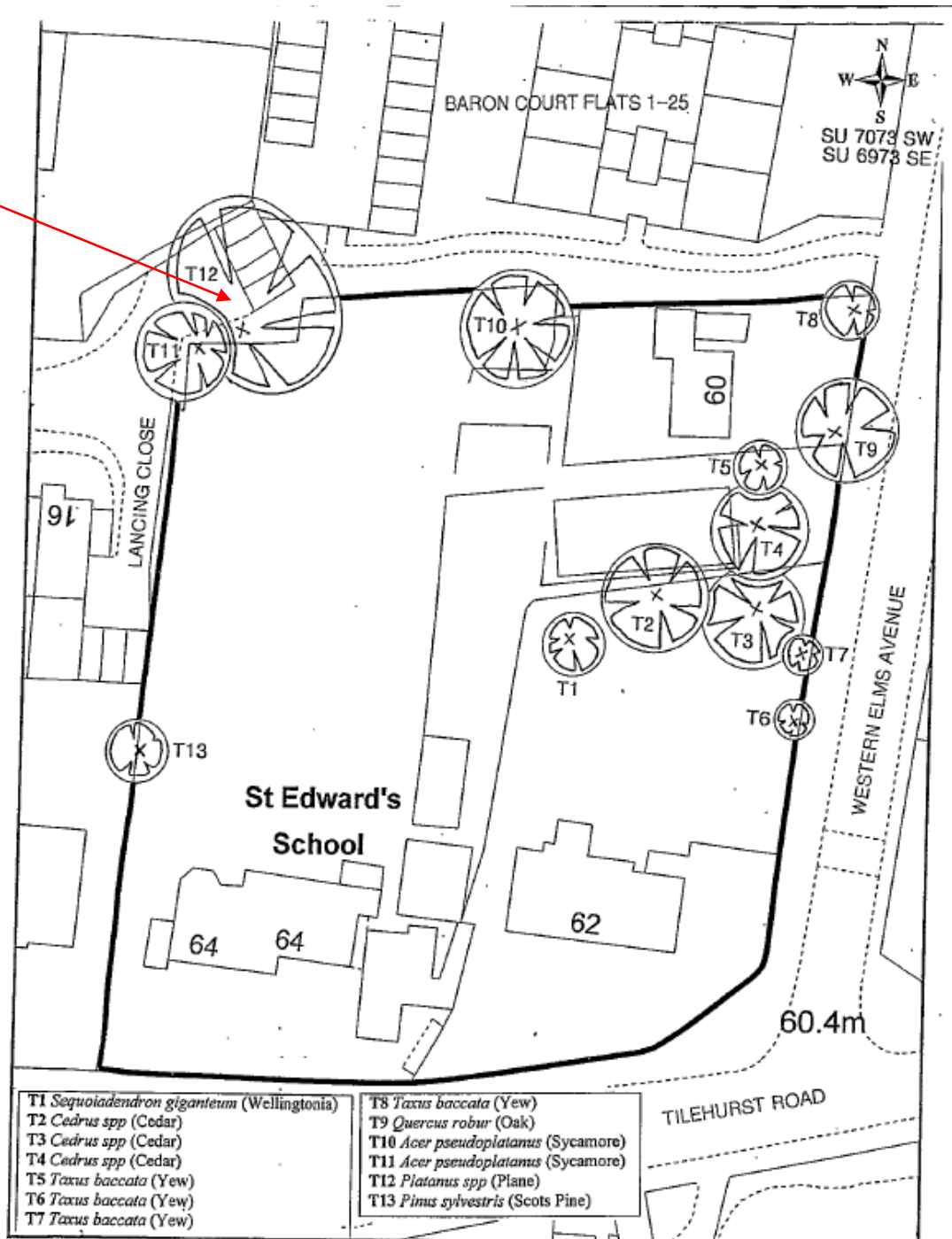
## **12. Background Papers**

- 12.1. Register of Tree Preservation Orders

## **Appendices**

- 1. TPO plan of TPO 29/03
- 2. Photographs

# Appendix 1 – TPO 29/03 (plan)



Title: Tree Preservation Order :- St. Edwards School, 62 Tilehurst Road  
Date: JANUARY 2003 & 60 Western Elms Avenue, Reading.

Drg.No.: E2149

Produced by GIS & Mapping Services

Date:

Ref: 314191

Scale of A4: 1:500



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## Appendix 2 – Photographs



**indicative crown lift above garage**