

# Planning Applications Committee

3 June 2026



**Reading**  
Borough Council  
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<b>Title</b>	PROPOSED CROWN LIFTING OF ONE LIME TREE AT 27 RIDGE HALL CLOSE, READING
<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>	Caversham Heights
<b>Recommendations</b>	The Committee is asked: 1. To approve the proposed tree works.

## 1. Executive summary

- 1.1. To report to Committee on the proposed crown lifting of one Lime tree in the rear garden of 27 Ridge Hall Close – T17 of TPO 3/09 (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](#) . Service of Tree Preservation Orders to protect suitable private trees meets the aims of Objective 5.

## 3. The Proposal

- 3.1 Under application PL/26/0555, crown lifting is proposed. The lower branches of the Lime tree are now hanging low over the applicant's rear garden. Crown lifting to the crown break (the point where the trunk

divides) is considered reasonable to provide better clearance above the garden and to allow more light under the canopy. All small branches (epicormic growth) originating from the trunk will be removed up to the agreed height and any secondary branches (originating from higher limbs) remaining below this height will be pruned to achieve the same height above ground level. Works are indicated in the photographs in Appendix 2.

- 3.2 Works will not be harmful to the tree's future health and will not impact the appearance, hence amenity value, of the tree.
- 3.3 As the tree in question is subject to a Tree Preservation Order, a formal tree works application is required for the works to be approved.
- 3.4 The Council's constitution advises that '*applications submitted by serving councillors and employees of the Council on Corporate Management Team and any person employed or engaged by Planning and Legal Services or their close family*' are not delegated to officers for a decision but must be determined by Planning Applications Committee. The applicant sits within this categorisation cited in the constitution.

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

- 4.1. Trees within the borough provide multiple environment benefits, including improvement of air quality. The retention and protection of private trees promotes a sustainable and healthy environment in Reading and helps to reduce its carbon footprint, one of the five priorities of the Council Plan 2025/28.

#### **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 replacement planting overall represents a net gain in tree number hence contributed to the Council's aims.

#### **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. No implications identified.

## **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 or where the Council's Constitution states otherwise.

## **10. Financial Implications**

10.1. None of this report.

## **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.

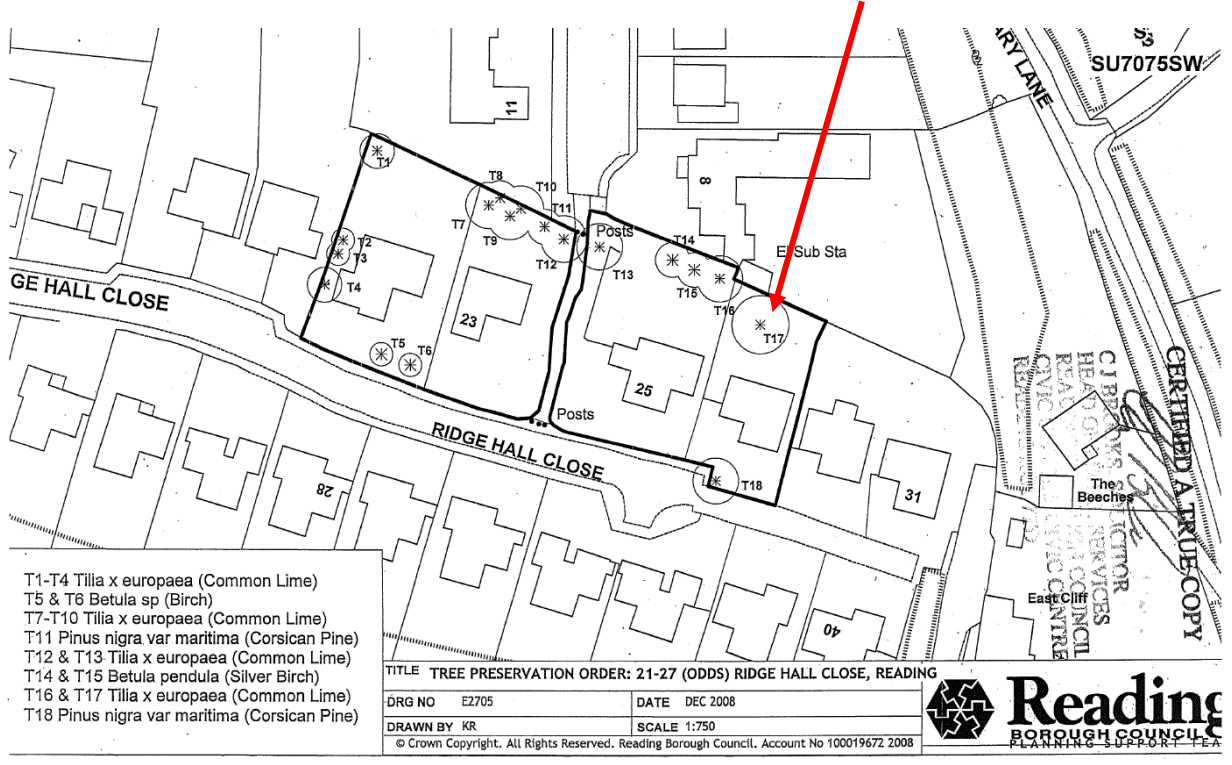
## **12. Background Papers**

12.1. Register of Tree Preservation Orders

## **Appendices**

- 1. TPO plan of TPO 3/09 & Location Plan**
- 2. Photographs**

# Appendix 1 – TPO 3/09 (plan)



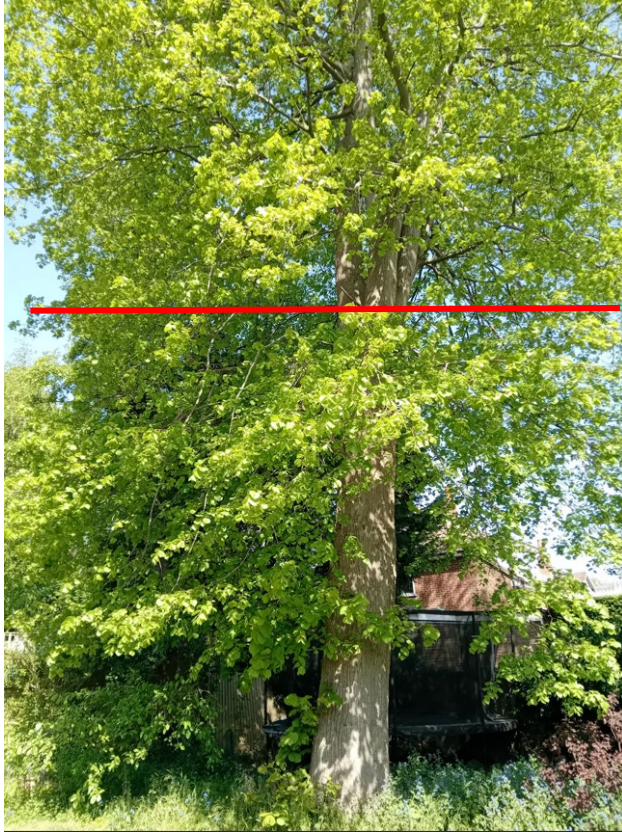
- T1-T4 *Tilia x europaea* (Common Lime)
- T5 & T6 *Betula sp* (Birch)
- T7-T10 *Tilia x europaea* (Common Lime)
- T11 *Pinus nigra var maritima* (Corsican Pine)
- T12 & T13 *Tilia x europaea* (Common Lime)
- T14 & T15 *Betula pendula* (Silver Birch)
- T16 & T17 *Tilia x europaea* (Common Lime)
- T18 *Pinus nigra var maritima* (Corsican Pine)

TITLE TREE PRESERVATION ORDER: 21-27 (ODDS) RIDGE HALL CLOSE, READING	
DRG NO E2705	DATE DEC 2008
DRAWN BY KR	SCALE 1:750
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 THE BEECHES

## Appendix 2 – Photographs



**Height of crown lift**



**Area from which branches will be removed**