



The Planning Inspectorate

<https://www.gov.uk/government/organisations/planning-inspectorate>

Date Received

Appeal Ref

TREE PRESERVATION ORDER (TPO) APPEAL FORM The Town and Country Planning (Tree Preservation) (England) Regulations 2012 – SI No. 605, Regulation 19

Before completing this form please read "Guide for Appellants (Tree Preservation Orders – consents for works)"

WEST BERKSHIRE
COUNCIL

03 APR 2023

DEVELOPMENT & REGULATION

WARNING

Your appeal must reach the Planning Inspectorate within 28 days from receipt of the decision against which you are appealing.

Appeals received after the deadline will only be accepted in exceptional circumstances.

If you need this document in large print, on audio tape, in another language or in Braille, please call 0303 444 5000.

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT

Name BRIAN NUNAN

Address 36, CECIL ALDIN DRIVE
TILGHURST
READING

Postcode RG316YP

Daytime Tel

Email

I prefer to be contacted by: Email ☒ Post ☐

B. AGENT: If acting on behalf of the appellant, you will be our main contact on all matters relating to this appeal and we will direct all queries and correspondence to you. It will be your responsibility to keep the appellant informed.

Name

Organisation

Address

Postcode

Daytime Tel

Email

I prefer to be contacted by: Email ☐ Post ☐

C. APPEAL SITE

Address where the appeal tree is (trees are) located:

36, CECIL ALDIN DRIVE

TILEHURST

READING

RG316YP

Do you own the site:

Yes

☒

No

☐

If no

- 1) give details of your interest in the site (eg tenant, neighbour):
- 2) give the name and address (if different from the above) of the owner and/or occupier of the site. We will need to contact them to make arrangements for our Inspector to gain access to the site:

D. COUNCIL/DECISION

Council: WEST BERKSHIRE COUNCIL

Council Contact Name: JON THOMAS

Telephone Number: 01635 519611

Full title of tree preservation order (if known): 201/21/17

Date of Council's decision (if applicable): 12/3/2025

E. APPEAL

Please tick only the relevant boxes.

I am appealing against:

The Council's refusal of consent

☒

The Council's failure to issue a decision (deemed refusal of consent)

☐

Condition(s) attached to the consent

☐

The Council's refusal to agree a matter that required their agreement under the terms of a condition of consent.

☐

F. GROUNDS OF APPEAL

F. GROUNDS OF APPEAL (cont)

- 1: The tree is 1 of 130 trees who received a TPO 25th March 1966 this was a Melvilies Nursery. It was subsequently developed into Cecil Aldin Drive.
- 2: On 26 January 1976 the Forestry Officer recommended that at least 50% of the trees be felled and serious consideration be given to a number of trees for retention and that the rest of the trees be decontrolled and left to the owners to dispose of should they wish.
- 3: In 1977 another County Forestry Officer recommended that the number of these trees be felled without replacement. This was agreed with by the council at the time.
- 4: Damage to my newly built neighbours shed occurred due to summer branch drop. Followed at the end of the year by damage to one of my vehicles which was in excess of £3000 this was covered by my insurance but my premiums going forward have nearly doubled as I have lost 20 years of no claims bonus. The damage to the windscreen of one car was a week after a storm but two other vehicles have had windscreens damaged when there was little or no wind.
- 5: West Berkshire Council have stated that bird excrement is a seasonal nuisance. This is not true. I generally have to scrape my windscreen every morning. Washing my cars at least once a week will not do a thing as by the following morning they are normally completely covered again. The extent of the trees reach over my house also means that I cannot enter my house through the two main doors without walking through lots of the stuff.
- 6: The refusal claims that there is no arboricultural reason to remove the tree. I disagree. Monterey pine have an expected age of between 60 and 110 years. This tree is approximately 110 years of age and is therefore at the end of its lifespan. There are some rare examples of Monterey pine as old as 170 years but these are not within 16 feet of a house. Using a TEMPO guide (as West Berkshire do) my tree would score a 0 on Part 1 section B and a 0 on part 2 making it not suitable for a TPO.
- 7: The Local council also suggest that falling debris and cones is a seasonal issue and that the damage may be reduced by removing the cones and deadwood from the tree. The tree is inspected regularly and the deadwood has been removed when found. The suggestion to cover my vehicles and parts of my house with netting or a canopy is beyond a joke. This would only stop smaller debris and move the cost of repairs from the house and vehicles to the netting or canopy. The cost of removing the pines has been verbally estimated (ball park) at around £6000 which is about the same cost as felling the tree at this time.
- 8: I have personally spoken to all the neighbours in Cecil Aldin Drive, Clairmore Gardens, Longlane, Highfield Road and the houses and nursery off of the Oxford Road to ask their views, all but two of these neighbours expressed their support in the felling of my tree.
- 9: The report says that the tree is one of a pair and that felling my tree would leave the other isolated. The owner of the other tree has applied for felling on a number of occasions and this response from the council has been used for his tree never taking into account that both trees need to be felled for the protection of lives and property of the people who live beneath them.
- 10: In response to the statement by West Berkshire council about the biodiversity of the area should the tree be removed. I planted a plum tree and once the tree near the rear of my garden(which destroyed my shed) had been felled. The tree has thrived in its new light and I now enjoy far more bees, insects, butterfly's and songbirds increasing the pollen collectors by a vast amount than I have seen previously.
- 11: At the end of the refusal letter there is a paragraph explaining compensation. I have written to the council requesting compensation in the past and within the required time after my last application to fell was denied and was refused as the damage was considered to be an act of God. This (in my opinion) is an ambiguous statement and should not be used to deny any legitimate claims.

Please continue at section K or on a separate sheet if necessary

G. PROCEDURE – (See Section 9 of the Guide for Appellants before making your choice)

Appeals dealt with by the Fast Track procedure are usually decided more quickly than those which proceed through a hearing or a more formal local inquiry and because of this we recommend the Fast Track procedure.

However, if you or the Council ask to be heard by the Inspector we will organise a hearing which will take the form of a round table discussion. In very exceptional cases, where complex legal matters are at issue, a substantial number of third parties are involved and/or formal cross examination is warranted, we may decide to hold an inquiry.

Please tick one box only.

I wish my appeal to be decided through the Fast Track procedure

☐

I wish to appear and be heard by an Inspector

☒

H. SITE VISIT – Please note: no discussion about the merits of the case will take place during the site visit.

Are you willing for an Inspector to enter the site and conduct the visit unaccompanied?

Yes ☒

No ☐

If Yes, please give details below of anything the Inspector needs to know with regard to how to access the site:

The tree is in the front garden with easy access

If No, please outline below why this is not possible, why you need to be there or why you need to be represented during the Inspector's visit:

Are there any Health and Safety concerns that the Inspector will need to be aware of prior to the site visit?

Yes ☒

No ☐

If Yes, please detail the concerns below:

wear a hard hat

I. SUPPORTING DOCUMENTS

In support of your appeal form please send a copy of your application for consent and a copy of the Council's decision (where one has been issued).

Please tick the boxes to show which documents you are enclosing and list any other documents you are submitting in the space below. If you cannot send a copy of the tree preservation order – we will ask the Council to send a copy together with the relevant background papers.

I enclose:

1. A copy of my application for consent

1 ☐

If you do not have a copy of your application please state the council's application reference number here (it should be stated on your decision if one was made):

25/00093/TPW

2. A copy of the Council's decision (if one was issued)

2 ☒

J. CONFIRMATION

DECLARATION

1. I understand that:

- a) the Planning Inspectorate may use the information I have given for official purposes in connection with the processing of my appeal.
- b) details from this form, including my name, the site description and reasons for making this appeal may appear on the Appeals Casework Portal.

By signing this form I am agreeing to the above use of the information I have provided.

2. I have completed all sections of the appeal form and confirm that the details are correct to the best of my knowledge.

3. I have sent the following documents as enclosures to the Council.

Signature

Date 20/03/2025

Name (in capitals) BRIAN NUNAN

On behalf of (if applicable)

For more information about how we process your personal information please see "A Guide for Appellants (Tree Preservation Orders- consents for works)."

Please send the completed form and supporting documents to:

Trees and Hedges
Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5000

or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

What happens next:

- 1. You must send a copy of this completed form to the Council including copies of any supporting documents you send to us.
- 2. When we receive your appeal form we will check it against background documents supplied by the Council before telling you whether your appeal is valid.
- 3. At the end of the appeal process we will send you the Inspector's decision, including the reasoning in writing.

K. SUPPLEMENTARY SHEET

Please provide at least one reason for each of the boxes you have ticked in section E. You must explain fully why you disagree with the council's decision, where one has been issued. To do this, you need to go through the reasons for the decision, and explain why you disagree. Only the reasons within the council's decision and the reasons put forward by you at application stage should be included on your appeal form. You should not introduce any new reasons for the appeal.

Your appeal should relate to the same works as those specified in your application to the council. Exceptionally we may be able to accept your appeal even if you are seeking a variation to the works originally applied for. We will only be able to do so if the changes do not materially alter the nature of the application and, if no one who should have been consulted about the proposed works would be prejudiced by our doing so. For instance, you may have originally applied for consent to crown thin a tree by reducing the percentage of leaf area by 20%, whereas on appeal you may seek a lesser reduction of 10%. However if on appeal you appear to be seeking more works than originally applied for, it is recommended that you submit a new application to the council rather than seek to amend your original application at appeal stage because the Inspector will not consider any works above those which were put forward in your application form.

Similar limitations apply in respect of the reasons you give for seeking consent, especially under the fast-track procedure where the council has no opportunity to respond to your grounds of appeal. The Inspector will only consider the matters that were before your council when the decision on your application was made. This means that if the reason you submitted on your application form was that the tree was causing overshadowing, you should not, on appeal make a claim that tree roots are causing subsidence. If you want to make a different case for the work applied for you should make a fresh application to the council.

We will also look at the original application to check that it clearly specifies the proposed work. If we decide that the works you have applied for are so vague that we cannot be sure how much work is involved, we may decide that the appeal is invalid and reject it. For example it is not sufficient to specify that you want to remove some of the lower branches, or you wish to reduce the tree by 15%. This is too vague and fails to indicate the extent of the works.

If you choose the recommended Fast Track appeal procedure (see section G) the reasons you set out below will be treated as your statement of case. It is important that you set them out in full because you will not get an opportunity to add to them later.

The decision on your appeal will take into account the contribution that the tree(s) make to the character and appearance of the area and the reasons set in support of your application/appeal. Please bear in mind that the Planning Inspectorate has no jurisdiction to resolve allegations of maladministration or complaints about the time taken by the Council to issue a decision, since such matters are not relevant to the merits of the proposal.

If you are appealing to fell a tree or against a condition requiring replacement planting please indicate the species and size of any tree(s) you would be prepared to plant if the appeal were to be allowed:

Number of trees and Species:

Size: