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Date: 18 June 2025
My ref: CY/TPO/1474/2014/250988



WOKINGHAM BOROUGH COUNCIL

Mr Glen Harding
GHA Trees
5 South Drive
High Wycombe
High Wycombe
HP13 6JU

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Mr Harding,

TREE PRESERVATION ORDER NUMBER: 1474/2014

APPLICATION NUMBER: 250988

LOCATION: 8 VICTORIA ROAD, WARGRAVE, WOKINGHAM, BERKS, RG10 8AB

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 23 April 2025.

I can confirm Wokingham Borough Council **refuses consent**, to the following work being carried out to tree(s) included in the above-mentioned Tree Preservation Orders (TPO):

Proposed Tree Works to Singles T3, T5, T6, T10, T11 and T12 of TPO 1474/2014:

T5 (T3 in TPO), Incense cedar

- Reduce height to 16m.

T7 (T5 in TPO), Copper beech

- Reduce height to 16m. Reduce spread by 2m laterally in all directions.

T8 (T6 in TPO), Sycamore

- Reduce height to 16m. Reduce spread by 2m laterally in all directions.

T14 (T10 in TPO), Norway maple

- Reduce height from 23m to 17m. Reduce lateral spread from 7m to 5m away from nearby houses.

T15 (T11 in TPO), Sycamore

- Reduce lateral spread from 7m to 5m away from nearby houses

T16 (T12 in TPO), Sycamore

- Reduce lateral spread from 7m to 5m away from nearby houses.

Reasons stated for works:

T5 (T3 in TPO), Incense cedar

- relieve pressure on weak union.

T7 (T5 in TPO), Copper beech

- nil.

T8 (T6 in TPO), Sycamore

- nil.

T14 (T10 in TPO), Norway maple

- Tree grows approximately 7.5m from house and 6m from neighbour's house with crown in close proximity to both dwellings.

T15 (T11 in TPO), Sycamore

- Tree grows approximately 7.5m from house and 6m from neighbour's house with crown in close proximity to both dwellings. Poor stem union at base of tree.

T16 (T12 in TPO), Sycamore

- tree grows approximately from house a crown in close proximity to dwelling. Poor stem union at base of tree.

Reasons stated for refusal:

When looking to undertake works to a protected tree it is the responsibility of the applicant to supply adequate proof with the TPO application in the form of 'written arboricultural advice and other diagnostic information from an appropriate expert.' To date, no detailed arboricultural information has been submitted to demonstrate that the work is in the interests of health and safety.

The reason stated for the proposed height reduction of T5 (T3 in TPO), Incense cedar was "relieve pressure on weak union". On the date of the Council's Tree Officer's site visit on 17 June 2025, no outward sign of decay or dysfunction was observed at the union and the proposed height reduction to 16m appears excessive and harmful to the amenity of the tree. Alternatives such as bracing, especially non invasive ones should be considered unless the crown reduction is proven to be necessary for health and safety reasons.

No reason was provided for the crown and height reduction of T7 (T5 in TPO), Copper beech and T8 (T6 in TPO), sycamore. These trees are in good health with no outward sign of physiological or physical dysfunction. The proposed works are considered excessive and harmful to the health and amenity of the trees.

Whilst the Council appreciates that a certain amount of pruning is justified to provide adequate clearance beneath the crown and to adjacent built structures, T14 (T10 in TPO), T15 (T11 in TPO), Sycamore and T16 (T12 in TPO), Sycamore are located some distance to the properties at 8 Victoria Road and The Gables, School Hill. Potential damage to properties can be minimised by pruning of secondary and tertiary growth only to prevent direct contact with the properties.

On balance the reasons and information submitted with the application are not sufficient justification for the proposed crown reduction and thinning. However, if there are concerns over the trees' structural integrity the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence to justify the proposed works.

Please note that T10, laburnum, T11, Lawson cypress, T20, apple and G17, holly are not protected by any TPO and the Council's consent is not necessary for works on these trees.

Due to the reasons stated above your application for tree works listed above are refused.

I can confirm that Wokingham Borough Council **consents, with conditions**, to the following work being carried out to the tree(s) included in the aforementioned Tree Preservation Order (TPO):

Approved Tree Work to Singles T2, T4, T5, T6, T8, T9, T10, T11 and T12 of TPO 1474/2014:

T4 (T2 in TPO), Pine

- Remove minor deadwood from crown.

T6 (T4 in TPO), Deodar cedar

- Remove minor deadwood from crown.

T7 (T5 in TPO), Copper beech

- Remove dead, diseased, crossing and dysfunctional branches back to suitable growth points

T8 (T6 in TPO), Sycamore

- Remove dead, diseased, crossing and dysfunctional branches back to suitable growth points

T12 (T8 in TPO), Yew –

- Crown lift to give 2.5m clearance over garden.

T13 (T9 in TPO), Douglas fir

- Remove minor deadwood from crown.

T14 (T10 in TPO), Norway maple

- Remove dead, diseased, crossing and dysfunctional branches back to suitable growth points
- Reduction of secondary and tertiary growth to create 2m clearance from the properties at 8 Victoria Road, Wargrave and The Gables, School Hill, Wargrave

T15 (T11 in TPO), Sycamore

- Reduce height from 23m to 17m
- Reduction of secondary and tertiary growth to create 2m clearance from the properties at 8 Victoria Road, Wargrave and The Gables, School Hill, Wargrave

T16 (T12 in TPO), Sycamore

- Reduce height from 23m to 17m.
- Reduction of secondary and tertiary growth to create 2m clearance from the properties at 8 Victoria Road, Wargrave and The Gables, School Hill, Wargrave

The consent is granted subject to the following conditions:

1. The above works must be completed before **18 June 2027** and in the event of the works not being completed by that date, further consent will be required.
2. Work must be carried out in accordance with British Standard 3998 – 2010 ‘Tree work - Recommendations’. Ensuring all branches are taken back to a suitable growth point.

3. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reasons for conditions 1-3.....

1. To ensure that our records remain accurate.
2. To ensure the health, safety and visual amenity of the tree(s) and ensure works are undertaken in accordance with recognised arboricultural good practice. Ensuring all pruning cuts are made back to suitable growth points.
3. Spikes can cause extensive long-term damage to trees.

Informative:

If you are aggrieved by the refusal of works or any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). You can only submit a planning appeal online.

For more information go to:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk
Your appeal should be received within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

You are advised that this letter is in respect of the **Tree Preservation Order only** and it does not imply that consent would be forthcoming from the owner of the tree(s) or any such other persons from whom consent would be required.

You are advised that dead wood may be removed from a living tree without the need to formally notify/seek consent from the Local Authority under an exemption of the Town and Country Planning - Tree Preservation (England) Regulations 2012 (6 April 2012).

If we can be of any further assistance, please contact the Tree and Landscape Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant – Victoria Ramsey, 8 Victoria Road, Wargrave, RG10 8AB

Please note that your attention is drawn to the following information:

Bird Nesting Season and Presence of Bat Roosts

In accordance with the Wildlife and Countryside Act (1981) and Countryside Rights of Way Act (2000), consideration must be given to the timing and type of tree work operations, to avoid causing disturbance to any nesting birds or bat roosts that may be present within the tree(s).

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

It is advised that all non-urgent major tree work and hedge cutting operations are undertaken at a time to avoid disturbing nesting birds during the breeding season (to which the bird nesting season is considered to be from March to July). Where bats are suspected to be present, it is recommended that advice first be sought from a licenced bat specialist and if appropriate, the relevant licence(s) be obtained before any major tree work or hedge cutting commences.

Further information can be found at the following:

DEFRA (Department for the Environment Food and Rural Affairs)
Tel: 08459 33 55 77 or by email at helpline@defra.gsi.gov.uk
Website: www.defra.gov.uk/

Natural England
Tel: 0845 600 3078 or by email at enquiries@naturalengland.org.uk
Website: www.naturalengland.org.uk

Bat Conservation Trust
Tel: 0845 1300 228 or by email at enquiries@bats.org.uk
Website: www.bats.org.uk

Forestry Act 1967 and Felling Licences

If it proposed to fell a tree or trees greater than 5 cubic metres or sell more than 2 cubic metres of timber in any calendar quarter, a Felling Licence from the Forestry Authority may be required.

Please note that Felling Licences are not required to remove trees from domestic (residential) gardens. Where you are the landowner of large pieces of land with numerous trees, clarification from the Forestry Commission may be required as to whether a Felling licence is needed.

For more information on Felling Licences, please speak to the Woodland Officer at the Forestry Commission on 01296 696543

Further Information can be found on the Forestry Commission Website:
www.forestry.gov.uk