

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 19 November 2025
My ref: TF/TPO/1783/2021/252250



WOKINGHAM BOROUGH COUNCIL

Miss Janet Carpenter
60 Lysander Close
Woodley
Reading
RG5 4ND

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Dear Miss Carpenter,

TREE PRESERVATION ORDER NUMBER: 1783/2021
APPLICATION NUMBER: 252250
SITE ADDRESS: 60 LYSANDER CLOSE, WOODLEY, READING, RG5 4ND

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 21 September 2025 and validated on the 24 September 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 G4 of TPO 1783/2021:

2x Field Maple - reduce the crown by 5 metres and cut branches back to reduce width of tree by 5 metres.

Reasons stated for works:

The 2 trees, field maple in a field next to the end of my garden and are overhanging my garden I have lived at this address for 30 years, 1987 and now these trees are so high and the width of my garden and taking all the light and damaging my garden with their roots spreading underground and making it hard to grow anything in my garden and I'm very worried about my foundations of my house due to height and the expanding roots. Also, the trees make an absolute mess in my garden when the leaves and propeller seeds drop in autumn. If the tree fell it would destroy my house due to height, width and weight. I would really appreciate your sincere attention to my situation regarding the trees and would really appreciate if these 2 trees could be seriously cut in height and width before it's too late'.

Officer comments:

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 or 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 or based on any arboricultural need and no overriding reason for the proposed work was apparent.

The Council is not satisfied that the proposed 5m reduction works are justified, proportionate, or in accordance with good arboricultural practice.

The works requested, substantial height and lateral reduction of two TPO-protected field maples, are not supported by sufficient arboricultural justification. The stated reasons for the application relate primarily to seasonal leaf/seed fall, shading, perceived risk due to tree size, and unsubstantiated concerns regarding root activity. These issues constitute normal characteristics of mature trees and do not demonstrate evidence of structural damage, subsidence, or an imminent risk of failure.

The proposed reduction would result in excessive removal of live crown material and create large pruning wounds, leading to significant detriment to the trees' physiology and long-term structural condition, contrary to BS3998:2010. Such works would likely stimulate weak epicormic regrowth, increase susceptibility to decay, and reduce the trees' overall longevity.

The trees contribute positively to the wider character and amenity of the area as part of an established green corridor.

On balance the information submitted for the proposed works is not sufficient justification for the detrimental pruning of prominent landscape trees, however the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence i.e. full VTA, climbing inspection (with photographs of all bio mechanical defects that require remedial pruning) and results of any secondary investigations (i.e. resistograph etc.) to justify the proposed works

Due to the reasons stated above the proposed works have been 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 G4 of TPO 1783/2021:

2x Field Maple – Tip reduce branches overhanging the garden of 60 Lysander Close back to the boundary line up to a height of 3m above ground level.

The consent is granted subject to the following conditions:

1. The above works must be completed before **19 November 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'.
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 any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you can currently only make a planning appeal online. You cannot currently apply by post.

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.

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

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

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