

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 31 October 2024
My ref: TF/TPO/229/1983/293/1985/242186



WOKINGHAM BOROUGH COUNCIL

Mr Nathan Cantell
Beechwood Tree Care Ltd
2 Playhatch Farm Cottages
Playhatch
RG4 9QX

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

Dear Mr Cantell,

TREE PRESERVATION ORDER NUMBER: 229/1983/293/1985

APPLICATION NUMBER: 242186

LOCATION: OAKRIDGE HOUSE AND CHINA COTTAGE, LONGWATER LANE, FINCHAMPSTEAD, WOKINGHAM, RG40 4NR

I am writing to you regarding your valid application to carry out works to protected tree(s), which was received and validated on the 27 August 2024.

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

Approved Tree Works to Single 6 of TPO 229/1983 & Single 3 of TPO 293/1985:

T6, Sycamore:

- Remove 2 no. small limbs growing over Oakridge House to source; crown lift to approx. 4m over the garden of Oakridge House by removing secondary growth only.

T3, Oak:

- Remove major deadwood; remove the lowest small limb growing over driveway and road; crown lift over driveway to approx. 4m and over road to 5.5m; prune away from Oakridge House to give at least 1.5m clearance.

Reasons stated for works:

- The proposed works will help to prevent future conflict with the building.
- The trees are beginning to dominate and whilst the residents like and enjoy the positive aspects of the tree, they do not want it to become any larger and therefore want to manage it to contain the size and spread of the tree, to prevent future problems.
- The pruning will be carried out in accordance with the guidelines in BS3998, it therefore is a appropriate recognised pruning technique and should be all owed to be carried on to all trees to alleviate problems and conflicts.
- The pruning will only remove an estimated 5% of the total leaf area of the tree and therefore the overall effect on the tree will be minimal.
- The trees vitality is good and therefore the pruning will not have a significant detrimental effect to overall condition of the tree.
- The pruning will improve the relationship between the tree and its location.
- The effects of the pruning will have a positive long-term impact upon the sustainability of the tree.

- The pruning will allow clearances to property and statutory clearances to be maintained.

The consent is granted subject to the following conditions:

1. The above works must be completed before **31 October 2026** 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 reduced back to the nearest 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.
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 currently can 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 and Landscape Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant: Keith Saunders, Oakridge House, Longwater Lane, Finchampstead, Wokingham, RG40 4NR

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