

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 7 May 2026
My ref: TF/TPO/923/1998/260561



WOKINGHAM BOROUGH COUNCIL

Mr Stephen Chantrell
3 Maple Close
Winnersh
Wokingham
RG41 5PE

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

Tel: (0118) 974 6000

Dear Mr Chantrell,

TREE PRESERVATION ORDER NUMBER: 923/1998
APPLICATION NUMBER: 260561
LOCATION: 3 MAPLE CLOSE, WINNERSH, WOKINGHAM, RG41 5PE

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 05 March 2026 and validated on the 06 March 2026.

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 Orders (TPO):

Approved works to Single 14 of TPO 923/1998:

T14, Oak:

- Fell to ground level.

Reasons stated for works:

The oak tree on the boundary of our property has recently been showing significant signs of stress and is in decline. This has been verified by several local tree surgeons. We have lived in the house for 30 years but now feel that the tree is in a poor state and is causing various issues, such as fungus, wetwood, new cavities etc. This is not healthy in a small garden where the tree is only 7m from the house and impacts on our life and that of the neighbourhood. Over the winter months rats were burrowing into the roots of the tree from Poplar Lane and venturing into the garden close to the house. This was considered a significant risk for adjacent households as well as our own, so we contacted Wokingham Council about this at the time. As we were refused any assistance with the rats we paid for a pest controller to visit, who indicated that the rats are likely to return in future as the roots are decaying and acorns are available for food (see attached report). We would like to reduce the height of the tree at least to the fork in the trunk (around 10m) to reduce the amount of acorns and falling dead branches. An additional problem is that a major root currently passes through the boundary fence into Poplar Lane which is used by the rats to burrow into the garden. The presence of this root has necessitated a hole in the fence at ground level which we would like to avoid in future allowing the garden to be properly sealed off from the road. For these reasons we would consider removing the tree if allowed but would be happy to manage its decline to prevent damage to an adjacent shed, lawn etc. We have been visited by several local tree surgeons who have advised us. In the event of tree removal we would not wish to replant an oak tree in the garden to avoid similar issues in future but would

consider an appropriate species of tree to plant close to buildings. See attachments for further details and photographs.

The consent is granted subject to the following conditions:

1. The above works must be completed before **07 May 2028** 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. Replacement planting: Following the removal of the subject tree as authorised by this consent, a minimum of one replacement Silver Birch tree must be planted within 2 meters of the original tree.

The replacement tree must be planted during the planting season (Nov-March) following or at the time of the felling of the original tree, whichever is soonest following the permitted tree works.

The new tree(s) should be a minimum of 2m tall. Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 ‘Trees: from nursery to independence in the landscape – Recommendations’.

Should the replacement tree be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Wokingham Borough Council Tree and Landscape Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reasons for conditions 1-3...

1. To ensure that our records remain accurate.
2. To ensure that tree removal and associated operations are carried out in a manner that minimises avoidable damage and accords with recognised best practice.
3. To maintain canopy cover in the Borough for the benefit of the local environment and amenity.

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:

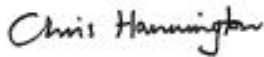
<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

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 may 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,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a large 'C' and a long, sweeping underline.

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



WOKINGHAM BOROUGH COUNCIL

Application Reference:

TF/TPO/923/1998/260561

Please return this form to confirm that you have planted the replacement tree/s required under a tree replacement duty or planning condition.

Please post to:

or email to: development.control@wokingham.gov.uk

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

Application Number: 260561

I (*state your name*)

of (*state your address*)

.....

Location of trees (*if different from the address above*)

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Telephone number.....

Email address.....

Confirm that (*state number of trees planted*) were planted

on (*state date*) in accordance with either the duty to replace tree/s or a

planning condition as imposed under the Town and Country Planning Act.

The tree/s planted are (*state species e.g. Oak*)

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Signed: Date:

If you need any help filling out this form please contact the Tree Officer on: (0118) 974 6000

Important Note:

If you do not return this form then the land charges register may not hold up to date records on the tree preservation order/s covering your property, which could cause difficulties if you come to sell your house in the future.

Any further comments:

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