

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 31 March 2025
My ref: CY/TPO/1229/2008/250206



WOKINGHAM BOROUGH COUNCIL

Mr Tom Addis
Parish Environmental Services Ltd
157 Waterloo Rd
Wokingham
RG40 2JN

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

Dear Mr Addis,

TREE PRESERVATION ORDER NUMBER: 1229/2008
APPLICATION NUMBER: 250206
LOCATION: 23B REEVES WAY, WOKINGHAM, RG41 2PS

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 29th January 2025 and validated on the 4th February 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 Single 1 of TPO 1229/2008:

T1, Oak

- Crown reduction by approx. 2.5m

Reasons stated for works:

"The tree is currently causing a potential hazard with the nearby powerlines, which can be seen from the image 0297 from the planning application. The tree is overweight and needs to have the crown reduced by 2.5m This also stops any damage to the property, with foundations now at risk."

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 or other diagnostic information from an appropriate expert.' To date, no detailed arboricultural information has been submitted to demonstrate that the tree is dangerous or diseased or that the work is in the interests of health and safety.

Despite being out of leaf, the subject tree had a full crown with a natural form at the time of inspection, showing good vigour and vitality. It is highly visible on Reeves Way and provide significant amenity to the area.

It is stated in the application that “The tree is currently causing a potential hazard with the nearby powerlines”, but site visit by the council’s arboricultural officer confirmed that the closest power lines are located to the north of 23 Reeves Way, which is more than 50m away and should not be affected by the subject tree.

The applicant also stated that the foundation of the subject property is “now at risk” but no supporting evidence was submitted to support this claim. If you wish to submit an application for crown reduction to mitigate the damage to the property’s foundation, please refer to the Planning Portal application guidance notes for the necessary supporting evidence in submitting applications to prune/remove trees due to subsidence or other structural damage ([ref: Sc31 V1.1 England](#)).

Whilst the Council appreciates that a certain amount of pruning appears justified to provide adequate clearance to adjacent structures, the submitted work specification for the subject tree would remove more than what is necessary to provide adequate clearance to adjacent properties.

The Council has concluded that the proposed works as outlined (above) in your application, would be excessive and harmful to the health and wider amenity of the trees. No evidence has been submitted to demonstrate the works are necessary for health and safety reasons.

Due to the reasons stated above your application has been refused.

Any future applications submitted providing clear evidence and justification for additional tree works, if required, will be duly considered. The following lesser works are approved to create reasonable clearance from the properties.

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

Proposed Tree Works to Single 1 of TPO 1229/2008:

T1, Oak

- Tip-reduce branches to provide a maximum clearance of 2 metres from the roofs of 23A and 23B of Reeves Way, Wokingham, ensuring all branches are taken back to suitable growth points, and a natural form as possible is maintained.
- Crown clean removing any dead, diseased, or dysfunctional branches back to suitable reduction points

The consent is granted subject to the following conditions:

1. The above works must be completed before **31st March 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 (to be retained).

Reasons for conditions 1-4.....

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. Climbing spikes can cause 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). 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. Owner/occupier, 23B Reeves Way, Wokingham, RG41 2PS

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