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Email: development.control@wokingham.gov.uk
Date: 20 May 2026
My ref: CY/TPO/538/1990/260719



WOKINGHAM BOROUGH COUNCIL

Mr Peter Young
17 St Michaels Court
Ruscombe
Wokingham
RG10 9UF

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

Dear Mr Young,

TREE PRESERVATION ORDER NUMBER: 538/1990

APPLICATION NUMBER: 260719

LOCATION: 17 ST MICHAELS COURT, TWYFORD, WOKINGHAM, BERKS, RG10 9UF

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 25 March 2026.

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 2 of TPO 538/1990:

T2, Beech

- Crown reduction by 3-4m
- crown lift by 3m;
- remove epicormic growth

Reasons stated for works:

The recommendation of Work would be to reduce the height and width of the crown by at least 3/4 m and cleaning the overall lateral crown of all dead and dangerous branches, including removal of all epicormic growth On my inspection of the tree, I have noticed several cavities around 1 m from the ground on the main stem that indicates Ganoderma.

Two of these cavities are around 30 cm deep which is into the Heartwood of the tree. I have noticed a lot of leader roots that have been damaged from cars driving over them through the years but this cannot be helped as the tree is in the middle of a shared driveway. I would therefore recommend the above work at minimum or to apply for a complete removal and replant something smaller and healthier.

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 or based on any arboricultural need.

The subject tree has a full, symmetric crown that exhibit good vitality. The proposed 3-4m crown reduction and removal of all epicormics would result in significant loss of leaf and live material on all sides of the tree crown, reducing the overall health and vigour of trees by removing the energy stored in the severed branches, and significantly reducing the photosynthetic capacity of the tree. The proposed pruning would also create pruning cuts throughout the canopy of the trees which would act as entry points for decay pathogens.

The applicant stated that there are "*cavities around 1m from the ground on the main stem that indicates Ganoderma*". While it is agreed that cavities are present in the main stem, no evidence of Ganoderma was provided nor observed on site. And no detailed assessment was provided to indicate the severity and extent of decay. The information submitted was not sufficient to demonstrate the proposed works are appropriate mitigation for the risks posed by defects in the main stem.

It is unclear whether the "crown lift by 3m" refer to a crown lift to create 3m clearance from ground level, or a crown lift of 3m from the current level. It is therefore refused and a crown lift to create 3m clearance from ground level is consented below.

On balance, the reasons and information submitted with the application are not sufficient justification for the proposed crown reduction. 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 such as results of any internal decay detection investigations of the main stem (i.e. sonic tomograph and/or resistograph drill) to justify the proposed crown reduction or tree removal. Lesser works are consented below to reduce sail and load of the tree crown and allow vehicular movement under the tree crown.

Due to the reasons stated above the proposed crown reduction and crown lifting has 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 Works to Single 2 of TPO 538/1990:

T2, Beech

- Crown reduction of 2m in height and 1.5m in width
- Crown lift to 3m from above ground level

- 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 **20 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’. Ensuring all branches are taken back to suitable growth points.
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,

A handwritten signature in black ink that reads "Chris Hannington". The script is cursive and fluid, with the first name "Chris" and last name "Hannington" clearly legible.

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