

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 23 October 2025
My ref: TF/TPO/1091/2005/251919



WOKINGHAM BOROUGH COUNCIL

Miss Lauren Comben
Jenks Oxford Ltd
36 Bridus Mead
Blewbury
OX11 9PL

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

Dear Miss Comben,

TREE PRESERVATION ORDER NUMBER: 1091/2005
APPLICATION NUMBER: 251919
LOCATION: 48 NORTHWAY, WOKINGHAM, RG41 3PQ

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 10 August 2025 and validated on the 18 August 2025.

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 3 of TPO 1091/2005:

T1, Pedunculate Oak (T3 on TPO):

- Crown reduction back to previous pruning points removing approx. 1-1.5m; crown lift to approx. 4m, and prune away from house to give 2m clearance, reducing the overall height to approx. 11m and canopy spread to 9m.

Reasons stated for works:

'This tree is located within a driveway and close to a house, so maintaining a regular pruning schedule maintains the tree back into scale with the surroundings area giving the property more light through windows and enough space to park vehicles into the driveway. These works are also part of a routine maintenance cycle of works, so have been carried out before, pruning branches back to previous pruning points. Without these tree works, the Oak branches will in time start obstructing the building, block light from property windows, and the low canopy will impede on vehicles driving in and out. Regular pruning is the best way to mitigate against future issues'.

The consent is granted subject to the following conditions:

1. The above works must be completed before **23 October 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).
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 - Sarah Witkowski, 48 Northway, Wokingham, RG41 3PQ

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