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Email: development.control@wokingham.gov.uk
Date: 20 January 2026
My ref: TF/TPO/1234/2008/252883



WOKINGHAM BOROUGH COUNCIL

Mr Roy Hambleton
Hambleton Horticare
Emmbridge House
Poplar Lane
Winnersh
Wokingham
RG41 5JR

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

Tel: (0118) 974 6000

Dear Mr Hambleton,

TREE PRESERVATION ORDER NUMBER: 1234/2008
APPLICATION NUMBER: 252883
SITE ADDRESS: 11 MYLNE SQUARE, WOKINGHAM, RG40 1UT

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 24 November 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 2 and 3 of TPO 1234/2008:

T2 Oak:

- We suggest raising the canopy by approximately 1 meter to balance out the tree. Take out the first branch to level up the tree and gain extra light to the garden. Remove any dead wood in the tree. Tree canopies will be raised to between 4 - 5 meters above ground level.

T3 Oak:

- take out the lower first two branches to level up the tree and gain more light to the garden. Remove any dead wood. Tree canopies will be raised to between 4 - 5 meters above ground level.

Reasons stated for works:

The reason for the proposed work is routine maintenance and to gain more light into the garden and the house windows as they are blocking the sun.

Officer comments:

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 work is in the interests of health and safety or based on any arboricultural need and no overriding reason for the proposed work was apparent.

The application seeks consent to remove three of the lowest large-diameter scaffold branches to raise the crown, with the stated objectives of routine maintenance and increased light penetration to the garden and adjacent habitable rooms.

The removal of the lowest primary scaffold branches would require the creation of large diameter pruning wounds on the main stems of both trees. Such wounds are likely to exceed industry best practice thresholds, particularly for mature oak specimens.

Large wounds of this nature significantly increase the risk of dysfunctional wood formation, decay colonisation, and long-term structural weakness, and the proposed works would therefore be likely to cause irreversible harm to the health, longevity, and structural stability of the trees.

The lowest scaffold branches form an integral part of the trees' natural crown architecture. Their removal would result in an unbalanced crown, disproportionately raised canopies, and a loss of the trees' characteristic form. This would significantly diminish the trees' visual amenity value.

The reasons provided in support of the application, namely routine maintenance and increased light levels, are not considered sufficient justification for works that would have a noticeably detrimental impact on protected trees. The proposed works go beyond routine arboricultural maintenance which would typically include the removal of dead, dying or dangerous wood, minor crown cleaning, or small-scale pruning that does not compromise tree health or form.

The Council does not consider that the trees excessively block light to the garden or property. Both trees are deciduous and are without leaf cover for a significant portion of the year, allowing increased light penetration during the winter months. Furthermore, the presence of mature trees and their associated shading is an established and foreseeable characteristic of the local environment. The level of shading described does not amount to an exceptional or unreasonable level that would warrant harmful pruning to protected trees.

The proposed works are considered contrary to the interests of amenity, tree health, and good arboricultural practice. The Local Planning Authority is therefore not satisfied that sufficient justification has been demonstrated to allow works of this nature to trees protected by a Tree Preservation Order.

If there are concerns about the trees structural integrity, the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence i.e. full VTA, climbing inspection (with photographs of all bio-mechanical defects that require remedial pruning) and results of any secondary investigations (i.e. resistograph etc.) to justify the proposed works.

Due to the reasons stated above the proposed works to the subject Oak trees have 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 Work to Single 2 and 3 of TPO 1234/2008:

T2 and T3, Oak:

- Tip reduce branches to give a 4-5m height clearance from ground level

The consent is granted subject to the following conditions:

1. The above works must be completed before **20 January 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. 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 any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you can currently 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 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.

Chris Hannington
Trees and Landscape Team Manager

cc. Applicant - 11 Mylne Square, Wokingham, RG40 1UT

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