Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 5 June 2026
My ref: CY/TPO/220/1983/261321

WOKINGHAM
BOROUGH COUNCIL

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

Tel: (0118) 974 6000

Lucia Mohseninia
Garden Cottage
Roundabout Lane
Winnersh
RG41 5AD

Dear Lucia Mohseninia,

REGULATION 14(2) NOTIFICATION
TREE PRESERVATION ORDER: 220/1983
APPLICATION NUMBER: 261321
LOCATION: GARDEN COTTAGE, ROUNDABOUT LANE, WINNERSH, WOKINGHAM, BERKS, RG41 5AD

This letter is in response to your valid regulation 14(2) notification which was received and validated on the 3 June 2026, regarding the works listed below.

I can confirm that under Section 14(1)(c) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, you can undertake the following works listed below, because the tree(s) are considered to be in the category of 'dead and/or dangerous'.

The Council has confirmed the tree is dead and/or dangerous and works are required to make the area safe. The Council deems it necessary to not object to the works listed below, at this time.

Proposed works to Area 1 of TPO 220/1983:

T1 (448), Beech
- Fell to ground level

Reasons stated for works:
Health and safety reasons.
Tree 448 is dead. No obvious disease but sounds slightly hollow and there is no leaf growth at all. We have had 2 arborists visiting and both agree this beech tree is dead. It is also leaning towards the house so could fall if left.

Replacement planting:

The owner has a duty under Section 201(b) of the Town & Country Planning Act to replant another tree of an appropriate size and species in the same place as soon as they reasonable

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can. This replacement tree(s) will be covered by the existing Tree Preservation Order and subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.

- Following the removal of the beech tree as authorised by this notification response, a minimum of one replacement Beech (*Fagus sylvatica*) of "half standard" or "standard" size (1.8 – 3.0 metres tall) at time of planting, is to be planted as close as reasonably practicable to the tree removed, during the planting season (Nov – March) following or at the time of the felling of the tree, whichever is soonest.
- 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 damage or seriously diseased, 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 let the Council know when the replanting has been carried out so that the Tree Officer may come and inspect the tree(s).
- PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Informative:
A standard tree works application will be required for any works which are not covered by this exemption. Tree works applications can be submitted using the online application form through the Planning, using the link: https://www.planningportal.co.uk/ - you need to click on 'planning applications' on left hand side of the screen.

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 development.control@wokingham.gov.uk

Yours sincerely,

Chris Hannington

Chris Hannington
Trees and Landscape Team Manager

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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

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Application Reference:
CY/TPO/220/1983/261321

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: 261321

I (*state your name*) ……

of (*state your address*) ……..

……..

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

……..

……..

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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