

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 27 November 2025
My ref: TF/TPO/16/1973/251853



WOKINGHAM BOROUGH COUNCIL

Mr Peter Eldred
12 Magnolia Way
Wokingham
Berks
RG41 4BN

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

Tel: (0118) 974 6000

Dear Mr Eldred,

TREE PRESERVATION ORDER NUMBER: 16/1973
APPLICATION NUMBER: 251853
LOCATION: 12 MAGNOLIA WAY, WOKINGHAM, RG41 4BN

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 01 August 2025 and validated on the 04 August 2025.

Please accept my apologies for the delay in determining this application. 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 A14 of TPO 16/1973:

Poplar and Aspen T7, T10, T14, T15, T16, T17, T18 and T19,

- Fell declining trees.

Reasons stated for works:

In April 2014, we received permission to fell 14 poplar and aspen trees within our garden which are covered by the TPO. The reason for felling given by yourselves at the time was "Trees in decline, health and safety issue". In the event, we only had six of the trees removed, the remainder being cut to around 1/3 height at the time. The above permission has now lapsed, and the remaining eight trees have grown back to a height of variably 20 to 30 metres (Ref T7, T10, T14, T15, T16, T17, T18 and T19 on the plan in WBC_Permission_12_Magnolia.pdf). I am therefore seeking permission to remove these remaining eight poplar and aspen trees. The trees are now 10 years older and potentially declining further. In addition, the effects of climate degradation will increase the risk of branches falling or the trees being blown down, with the consequent risk to the residents of Magnolia Way and Wisteria Close. Recently a significant branch has fallen from one of the trees (approximately 10 m long and 12 cm diameter), although this fell in our garden and within the area of the trees. During the last year or so, a similar tree also fell in the garden of 10 Magnolia Way. There are a number of large bushes and trees in the garden which have been planted by ourselves and the previous owners (ie not part of the TPO). These will also be reduced in height, where appropriate, and additional trees (eg birch or beech trees) planted in the space freed up by the felled trees.

The consent is granted subject to the following conditions:

1. The above works must be completed before **27 November 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. Replacement planting: Following the removal of the subject trees as authorised by this consent, a minimum of four replacement trees must be planted to the back of the rear garden of the property within the boundary of the Area TPO. The replacement trees must be chosen from the following: Birch (*Betula* spp.), Beech (*Fagus* spp.), Maple (*Acer* spp.), Cherry (*Prunus* spp.), Hornbeam (*Carpinus* spp.), Oak (*Quercus* spp.)

The replacement trees must be planted within the boundary of A14 of the TPO and during the planting season (Nov-March) following or at the time of the felling of the original trees, whichever is soonest following the permitted tree works.

The new tree(s) should be a minimum of 2m tall. 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 trees be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, they shall be replaced by trees 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 NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

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. To maintain canopy cover in the Borough for the benefit of the local environment and amenity.

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 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
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



WOKINGHAM BOROUGH COUNCIL

Application Reference:

TF/TPO/16/1973/251853

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: 251853

I (*state your name*)

of (*state your address*)

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

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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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