

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 9 February 2026
My ref: CY/TPO/1230/2008/253051



WOKINGHAM BOROUGH COUNCIL

Rebecca Watts
R Watts & Sons Ltd
Unit 3
Abbeyholm
Nashdom Lane, Burnham
SL1 8NJ

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

Dear Rebecca Watts,

TREE PRESERVATION ORDER NUMBER: 1230/2008

APPLICATION NUMBER: 253051

SITE ADDRESS: 24 KINGFISHER GROVE, THREE MILE CROSS, WOKINGHAM, BERKS, RG7 1RA

I am writing to you regarding your application to carry out works to tree(s) located on land at 24 Kingfisher Grove, Three Mile Cross, which was received and validated on the 15 December 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 Order (TPO):

Proposed tree works to Group 1 of TPO 1230/2008:

You have applied to carry out the following works:

T1, Oak

- Crown reduction by up to 2m in height and 1.5m in lateral spread.

Reasons stated for works:

"Very little light into rear of property, bigger tree in each side, neighbours making owner fell over powered by trees."

Reasons 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 or other diagnostic information from an appropriate expert.' To date, no detailed arboricultural information has been submitted to demonstrate that the tree is dangerous or diseased or that the work is in the interests of health and safety.

Regarding the condition of the tree, the application form requires that if the condition of a tree is suspect then proof of this is required. The 'no' box has been ticked on the application form to indicate that the proposed works are not due to the 'Condition of the trees – e.g., it is diseased, or you have fears that it might break or fall'.

Wokingham Borough Council does not usually permit pruning works to alleviate shading as this is an inevitable consequence of trees in residential areas. Allowing trees to be pruned for this reason would set an unacceptable precedent when it comes to looking at similar applications in the future.

The Council has concluded that the proposed works as outlined (above) in your application, would be excessive and harmful to the health and wider amenity of the tree. No evidence has been submitted to demonstrate the works are necessary for health and safety reasons.

Due to the reasons stated above your application has been refused.

Any future applications submitted providing clear evidence and justification for additional tree works, if required, will be duly considered. The following lesser works are approved to create reasonable clearance from the properties at 24 and 26 Kingfisher Grove

I can confirm Wokingham Borough Council **consents with conditions**, to the following lesser work, being carried out to tree(s) included in the above-mentioned Tree Preservation Order (TPO):

Approved tree works to Group 1 of TPO 1230/2008:

T1, Oak

- Tip-reduce the south-western side of the canopy to provide a maximum of 1.5 metres clearance from the properties 24 and 26 Kingfisher Grove, Three Mile Cross, ensuring all branches are taken back to a suitable reduction point and a natural form as possible is maintained.
- Crown clean removing any dead, diseased, or dysfunctional secondary and tertiary growth back to suitable reduction points.

The consent is granted subject to the following conditions:

1. The above works must be completed before **9 February 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 a suitable reduction point.
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.
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: Mrs Sturrock, 24 Kingfisher Grove, Three Mile Cross, Wokingham, RG7 1RA

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