



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
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Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) and/or Notification of Proposed Works to Trees in a Conservation Area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Tree Location

Please provide the address of the site where the tree(s) stands (full address if possible)

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is

(for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

- ☒ Yes
☐ No

Do you know the Tree Preservation Order reference number(s)?

- ☒ Yes
☐ No

Please enter the title or number for each relevant Tree Preservation Order

T20 of 301/1986
T21 of 301/1986

Please indicate whether the reasons for carrying out the proposed works include any of the following.

If so, your application MUST be accompanied by the necessary evidence to support your proposals ([see guidance notes for further details](#)).

Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall

- ☐ Yes
☒ No

Alleged damage to property - e.g. subsidence or damage to drains or drives.

- ☐ Yes
☒ No

Are you wishing to carry out works to tree(s) in a conservation area?

- ☐ Yes
☒ No

Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order.

A sketch plan is also advised when notifying the LPA of works to trees in a conservation area ([see guidance notes](#)).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

Are you providing additional information in support of your application (e.g. an additional schedule of work for the question 'Identification of Tree(s) and Description of Works')?

- ☒ Yes
☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

Sketch plan for TPO works - 5,6 & 7 California Country Park Homes

Quote for works TPO

Photo - overhanging branches no 5

Photo - overhanging branches no 6

Photo - overhanging branches no 7

Photo - TPOs proximity to homes

Photo - previously removed branches

Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out

This application relates to a previously rejected app no 251066 submitted by Mr Graham Vamplew, Pro Arb Tree Care, 10 Robinhood Close, Woking, Surrey, GU21 8SS

After a long conversation with [REDACTED] Tree Officer, regarding this application it was suggested that we submit a further application with more evidence of potential falling branches and to initiate a further site visit to discuss further with the residents.

Proposed works: (estimate in attachments)

T2 Scots Pine (T20 of TPO 301/1986) - crown clean removing deadwood

dangerous branches removing 3 no. lowest major limbs

T3 Scots Pine (T21 of TPO 301/1986) - crown clean removing deadwood and dangerous branches removing 5 no. lowest major limbs

Reasons for works:

- These trees are in extremely close proximity to homes with TPOs established in 1986 (photo evidence). Most of the current properties on the park have only been in situ in the Park in the last 20 - 25 years with the Park licence only established in 1991. These trees have grown exponentially resulting in branches overhanging nos 5,6 & 7. In addition branches overhang 2 log burner chimneys.

- The overhang concerns three properties and this is very considerable for no 6, also reaching beyond the property over the pavement and road. (photo evidence)

There have been many instances of branches falling with 2 major incidences occurring: 1 - a large branch fell on the roof of no 5 with damage to the roof which was documented by WBC with permission granted to cut remaining larger branch. 2 - a large branch falling on the garage of no 7 damaging the roof which required completely replacing.

- Our home insurance could also be impacted if claims arise for any damage with any trees nearby not being properly managed and maintained.

- Pine trees including Scots Pines are subject to 'self pruning' whereby as the tree grows taller the lower branches can become shaded by the upper branches reducing their ability to photosynthesise. The trees may then shed these less productive branches to conserve energy and resources.

In addition in crowded conditions (in this instance 3 large trees in close proximity) pine trees may drop lower branches due to competition for sunlight, water and nutrients.

These reasons for us provide a serious threat to our homes and our health and safety, causing constant worries in windy and stormy conditions. In addition the units' plyboard and light roof construction are a further factor.

- There is evidence of many branches previously removed on both T20 and T21 (photo evidence)

- These trees are not visible from the surrounding public highway due to the large and varied number of trees in the area. They are only visible from within the Park Homes area which is not a public highway.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see below for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan; and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) – Whole crown reduction to 12m above ground level, to provide sufficient clearance to property.

Sketch plan requirements

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
 - mark and name surrounding roads
 - sketch in buildings, including adjoining properties
 - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work and identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
 - marking all trees on the plan, but only numbering those to which you want to carry out work
 - showing the approximate distance between the application tree(s) and buildings
 - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

Tree Ownership

Is the applicant the owner of the tree(s)?

☐ Yes

☒ No

If No, please provide the address of the owner (if known and if different from the tree location)

Name/Company

Title

First name

Surname

Company Name

Address

Number

Suffix

Property Name

Address line 1

Address line 2

Bitterne Avenue

Address line 3

Town/City

Tilehurst

Postcode

RG31 4TS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Christine Cowap

Date

15/09/2025