

Tel: (0118) 974 6000  
Email: [development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)  
Date: 12 December 2025  
My ref: CY/TPO/792/1996/252555



## WOKINGHAM BOROUGH COUNCIL

Mrs Kathrine Denham  
The Croft, 91 Wargrave Road  
Twyford  
Reading  
RG10 9PE

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

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Tel: (0118) 974 6000

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Dear Mrs Denham,

**TREE PRESERVATION ORDER NUMBER: 792/1996**  
**APPLICATION NUMBER: 252555**  
**SITE ADDRESS: THE CROFT, 91 WARGRAVE ROAD, TWYFORD, WOKINGHAM.**  
**BERKSM, RG10 9PE**

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 20 October 2025 and validated on the 21 October 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 14 of TPO 792/1996:**

T14, Yew

- Crown reduction by approx. 3m in height

**Reasons stated for works:**

- *The tree's height and spread are disproportionate to the adjacent dwelling and nearby planting, dominating the space.*
- *shading of walls and windows, limiting light and air movement around*

**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.

Following inspection of the protected yew by the Council's Tree Officer on the 5 December 2025, the Council does not consider a 3m height reduction to be justified or arboriculturally appropriate at this time.

It was observed that the subject yew tree exhibits a normal, healthy canopy structure for a mature yew. A 3m height reduction would remove a significant proportion of the tree's photosynthetic area, which may reduce the tree's energy reserves, increase vulnerability to stress, pests and disease and negatively affect the tree's amenity value.

On balance the information submitted for the proposed works is not sufficient justification for the drastic height reduction of a prominent landscape tree, however 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 above proposed 3m height reduction has 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 14 of TPO 792/1996:**

T14, Yew

- Crown reduction by a maximum of 2m in height
- Crown reduction of approx. 1m or less in width
- Selective thinning and removal of long laterals
- Light crown clean and deadwood removal throughout canopy

**The consent is granted subject to the following conditions:**

1. The above works must be completed before **12 December 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'. Ensuring all pruning is taken back to a suitable growth 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. 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](mailto: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 Officer via email to: [development.control@wokingham.gov.uk](mailto: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](mailto:helpline@defra.gsi.gov.uk)  
Website: [www.defra.gov.uk/](http://www.defra.gov.uk/)

Natural England  
Tel: 0845 600 3078 or by email at [enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk)  
Website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

Bat Conservation Trust  
Tel: 0845 1300 228 or by email at [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)  
Website: [www.bats.org.uk](http://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](http://www.forestry.gov.uk)