

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 21 January 2026
My ref: TF/TPO/162/1979/252911



WOKINGHAM BOROUGH COUNCIL

Miss Nicola Turton
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 5YJ

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

Dear Miss Turton,

TREE PRESERVATION ORDER NUMBER: 162/1979

APPLICATION NUMBER: 252911

LOCATION: LAND TO THE REAR OF 11 CHIVE ROAD, EARLEY, WOKINGHAM, RG6 5XP

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 26 November 2025.

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 A1 of TPO 162/1979:

T1, Ash (ID 015518):

- Section fell to leave a 1m monolith.

Reasons stated for works:

To mitigate any risk to the adopted highway and neighbouring property. The Ash Tree is in severe decline due to Ash Die Back (Ash Health Class 4). Prescence of Inonotus Dryadeus at basal union.

Officer comments:

Notwithstanding the limited arboricultural detail submitted in support of the application, the Local Planning Authority's Tree Officer undertook a site inspection to independently assess the condition and structural integrity of the subject Ash tree.

The tree is located on Council-owned land between the public highway and adjacent residential gardens, representing a high target area due to frequent pedestrian and vehicular use and proximity to private property.

The tree is multi-stemmed, with evidence that one of the primary stems has already failed, attributable to a weak basal union and advanced colonisation by *Inonotus hispidus*, a wood-decay fungus known to significantly compromise the structural integrity of Ash trees. The

remaining stems display visible signs of basal decay and dysfunction, indicating that the decay process is ongoing and affecting the overall stability of the tree.

The crown condition further supports this assessment, with sparse foliage, progressive dieback, and the formation of a distinct void within the crown, consistent with differential stem movement and subsidence of the right-hand stem away from the main crown mass. This symptomology is indicative of compromised structural cohesion and an increased likelihood of further stem failure.

While the application's supporting report refers to the tree as being in "good" condition with "insignificant risk", this conclusion is not supported by the Tree Officers site observations. The presence of a failed stem, confirmed fungal decay, declining crown vitality, and observable crown deformation collectively demonstrate that the tree has become structurally compromised and no longer represents a sustainable retention option in its current location.

Given the high-risk setting, the known failure history, and the predictable progression of decay, the Tree Officer considers that retention of the tree would present an unacceptable risk to public safety and adjacent property. In these circumstances, the proposed removal is considered a proportionate and prudent course of action.

The Council has carefully considered the objection raised by the Parish Council, particularly in respect of Policy CC03 and the perceived lack of justification within the submitted documentation.

While Policy CC03 seeks to retain and protect existing trees where they make a positive contribution to the landscape, it does not require the retention of trees that are structurally unsound, in irreversible decline, or present a foreseeable risk. The policy must be applied in balance with public safety considerations and sound arboricultural judgement.

Although the applicant's initial report was limited and internally inconsistent, the decision to grant consent is not based solely on the submitted information, but rather on the findings of the Council's Tree Officer following a site inspection. These findings identify clear arboricultural grounds for removal.

The consent therefore does not represent a failure to protect an existing tree, but a recognition that the Ash has reached a point where its continued retention is neither safe nor reasonable, particularly given its location and condition. As such, the proposal is not contrary to Policy CC03.

The consent is granted subject to the following conditions:

1. The above works must be completed before **21 January 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'.
3. Replacement planting: Following the removal of the subject Ash tree as authorised by this consent, a minimum of one replacement Oak tree must be planted within the same location but with greater separation to the boundary treatment to allow for future growth.

The replacement tree must be planted during the planting season (Nov-March) following or at the time of the felling of the original tree, 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 tree be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, 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 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 that tree removal and associated operations are carried out in a manner that minimises avoidable damage and accords with recognised best practice.
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/162/1979/252911

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: 252911

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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