

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 29 October 2025
My ref: TF/TPO/822/1996/252094

Mrs Joyce Metcalfe
9 Masdar Gardens
Finchampstead
Wokingham
RG40 4HQ



WOKINGHAM BOROUGH COUNCIL

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

Dear Mrs Metcalfe,

TREE PRESERVATION ORDER NUMBER: 822/1996
APPLICATION NUMBER: 252094
LOCATION: 9 MASDAR GARDENS, FINCHAMPSTEAD, WOKINGHAM, RG40 4HQ

I am writing to you regarding your application to carry out works to protected tree(s), which was received on the 03 September 2025 and validated on the 04 September 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 Single 3 of TPO 822/1996:

T3, Beech:

- Reduce eastern and western quadrants by approx. 2m in lateral spread from approx. 7.5m to 5.5m.
- Reduce southern quadrant by approx. 1.5m in lateral spread to approx. 5.5m.
- Crown lift to approx. 4.5m
- Remove deadwood over 50mm in diameter and over 1m in length.

Reasons stated for works:

I have invited 3 Tree Surgeons to visit and discuss the best course of action for the Beech Tree which was detailed in the application and clarified below. They all agreed the tree has been well cared for over the years and to continue this care routine maintenance should be carried out to keep the tree healthy. The canopy in places is now as low just over 2m in height and therefore is blocking light to the downstairs rooms at the back of the house. (As can be seen in the photos I submitted). The Tree Surgeons advised the canopy could safely be lifted to approximately 4.5m by removing insignificant low branches.

Officer comments:

The proposed works are consistent with the previously approved pruning specifications for this tree and appear to involve the management of regrowth arising since the last consented works. The specification represents routine cyclical maintenance intended to maintain historic pruning points and manage the size and form of the crown in relation to the surrounding environment.

It is noted that the works should be limited to the removal or reduction of regrowth only and must not extend beyond the points of previous pruning. Further encroachment into older wood would result in the removal of established knuckles containing dormant buds, thereby adversely affecting the tree's natural ability to produce new growth. In addition, cutting beyond these points would create unnecessarily large diameter pruning wounds, increasing the risk of decay and compromising the long-term health and structural integrity of the tree.

Accordingly, the consent granted by this decision should ensure that works remain confined to the management of regrowth only, consistent with the established pruning cycle for this specimen.

The consent is granted subject to the following conditions:

1. The above works must be completed before **29 October 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. The approved pruning works shall be confined to the removal or reduction of regrowth arising from previous pruning points. No branch material shall be removed beyond the existing established pruning points and must not create new, larger pruning wounds into previously uncut wood
4. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled

Reasons for conditions 1-4...

1. To ensure that our records remain accurate.
2. To ensure the health, safety and visual amenity of the tree(s).
3. To maintain the tree's natural form and vitality, to avoid the creation of excessive pruning wounds and potential decay sites, and to ensure the long-term health, amenity value and structural integrity of the tree in accordance with good arboricultural practice.
4. 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>

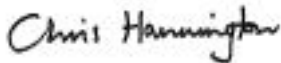
Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

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,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a large initial 'C'.

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