



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
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Wokingham, Berkshire
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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')

Chestnut Tree within the grounds of Bluebell House nursing and care home and overhanging the boundary with 37 Oaklands Drive. The Eastings and Northings coordinates identify the location of the tree.

Applicant Details

Name/Company

Title

Mrs

First name

Margaret

Surname

Lovell

Company Name

Address

Address line 1

37 Oaklands Drive

Address line 2

Address line 3

Town/City

Wokingham

County

Berkshire

Country

United Kingdom

Postcode

RG412SB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Tim

Surname

Lovell

Company Name

Address

Address line 1

32 Luckley Road

Address line 2

Address line 3

Town/City

Wokingham

County

Berkshire

Country

United Kingdom

Postcode

RG41 2EN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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

TPO-0811-1996.

Please note that the requirement to complete this tree work application has been advised to me by WBC. I do not personally intend to carry out works to the tree as this is the responsibility of WBC as owner of the tree and Bluebell House site.

My intention is to provide evidence of the need to reduce the tree overhang into 37 Oaklands Drive and to request that sufficient work is undertaken to removed the existing hazard. I mention this to set the context around what you might expect to see in this type of planning submission as it asks very specific questions relating to TPO works, the full details of which, should be supplied by WBC as owner.

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

Photos of fallen branches: IMG_0696.jpg, IMG_0715.jpg

Photos of fallen Horse chestnuts and spiky Husks: IMG_1014.JPG, IMG_1017.JPG, IMG_0708.jpg, IMG_1013.JPG

Photos of overhanging tree canopy: IMG_1019.JPG

Photo of tree lean to boundary: IMG_1018.JPG

Ariel photo of tree canopy: Ariel_photo_showing_Chestnut_overhang.jpg

Tree location Site Plan: Tree location Map.pdf (It should be noted that this map was derived from the TPO site plan and as such still references the old care home name of Oakfield House. It is currently called Bluebell House).

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

The tree is a horse chestnut and is located within the grounds of Bluebell House Care Home owned by WBC. It sits approximately 2-3 meters from the boundary of 37 Oaklands drive and is the only tree in that proximity.

The tree's location is identified with a red X on the plan map extracted from the TPO-0811-1996.pdf document covering the TPO area this tree sits within.

The extent of works required are a crown reduction to return the tree overhang within the owner's boundary. This represents an approximate radial reduction of 5m to the overhanging boundary. It may not be necessary to reduce to this extent uniformly due to the leaning of the tree towards the boundary and general aspect of the tree. WBC as owner are requested to verify the extent of works needed to remove the existing hazard.

The reason for the requested work is to remove the tree overhang into the garden of 37 Oaklands Drive. There is significant hazard to falling branches and to the annual fall of spiked chestnut husks. The garden is tended to regularly by the owner who has already been the victim of falling strikes, though thankfully to date, has only caused minor injury. You will see from the uploaded photos the extent of this hazard. There is also a significant annual overhead to clearing the amount of autumn debris that falls.

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

Address line 3

Town/City

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

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

If yes, please provide details of their name, role, and how they are related:

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

Tim Lovell

Date

12/11/2024