

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 12 January 2026
My ref: TF/TPO/1454/2012/252812



WOKINGHAM BOROUGH COUNCIL

Mr James Lamburn
Nirvana Spa Leisure Ltd
West Court Retreat
Reading Road
Finchampstead
Wokingham
RG40 4QJ

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

Tel: (0118) 974 6000

Dear Mr Lamburn,

TREE PRESERVATION ORDER NUMBER: 1454/2012

APPLICATION NUMBER: 252812

LOCATION: WEST COURT, READING ROAD, FINCHAMPSTEAD, WOKINGHAM, RG40 4AX

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 17 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 A2, G1 and Single 13 and 18 of TPO 1454/2012:

1. Sketch Map reference T035 Oak (part of A2) Bleeding canker on west side of lower trunk, Foliage sparse and clustered, in physiological decline Remove deadwood
2. Sketch Map reference T033 Oak (part of A2) Fungal Fruiting bodies on North Side of trunk, and remains of fungus on Northwest side of trunk. Apical dieback, major deadwood throughout canopy Reduce Canopy height by 3m, reduce declining branches back to healthy wood, and remove deadwood.
3. Sketch Map reference T045 Oak (T13 on TPO) Multiple Ganoderma fungal fruiting bodies at ground level on all sides of base. Two elongated limbs on SW of crown with one wound on upper side of branch and die back at the tips. Both have increased risk of breakage due to defects and exposure. Reduce elongated branches on SW side of crown by approximately 4m to reduce weight exposure and associated risk of branch failure.
4. Sketch Map reference T062 Scots pine (part of G1) Decay fungi at base, historic wounding on trunk, deeply fluted buttress roots. Fell to Ground
5. Sketch Map reference T066 Ash Offsite tree on adjacent public open space. Canopy in advanced decline. Major deadwood on canopy. Tree within falling distance of West Court. Ash dieback infection level 4 (75-100%) Reduce to safe height - to 7m monolith
6. Sketch Map reference T067 Oak (T18 on TPO) Foliage sparse, tree lacks vitality Reduce Growth from tips of low branch to create around 1.5m canopy clearance of the building

The consent is granted subject to the following conditions:

1. The above works must be completed before **12 December 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 Scots Pine tree as authorised by this consent, a minimum of one replacement Scots Pine tree must be planted as close to the original tree location as practicably possible.

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 maintain the tree(s) aesthetic value, structural integrity, and physiological health, and to ensure that the works do not result in excessive leaf loss, large pruning wounds, or other detriments likely to impair the tree’s long-term vitality or visual amenity.
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,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a large 'C' and a long, sweeping underline.

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/1454/2012/252812

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: 252812

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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