

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 12 January 2026
My ref: CY/TPO/306/1986/252810



WOKINGHAM BOROUGH COUNCIL

Kate Radford
5 Villiers Mead
Wokingham
RG41 2UB

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

Tel: (0118) 974 6000

Dear Kate Radford,

TREE PRESERVATION ORDER NUMBER: 306/1986
APPLICATION NUMBER: 252810
SITE ADDRESS: 5 VILLIERS MEAD, WOKINGHAM, BERKS, RG41 2UB

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 **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 8 of TPO 306/1986:

T8, Red Oak – Relocate tree.

Reasons stated for works:

We would like to re position this tree to allow for a garden room, not requiring planning permission, in the corner of our property garden.

Officer comments:

T8, Red Oak is a replacement of the original protected tree and is located near the eastern corner of the property boundary. It is currently of about 6m in height. Two protected trees, T7 and T9 of TPO 306/1986 are located to its west and east respectively.

The preparation of the root ball for transplantation would require excavation within the root protection areas (RPAs) of adjacent protected trees, resulting in direct encroachment to retained rooting structures. Although transplantation is likely to be successful given the subject tree's age and size, an assessment of the advantages and disadvantages of transplantation versus felling and replacement has been undertaken. On balance, it is considered that the extent of excavation and associated root disturbance within the RPAs of neighbouring protected trees would present

an unacceptable risk to their health and long-term viability. Consequently, the adverse impacts on retained trees are considered to outweigh the benefits of retaining the subject tree via transplantation.

Due to the reasons stated above the proposed works to T8 Red Oak have been refused. An application to remove and replace the tree would be favourably considered.

I can confirm that Wokingham Borough Council consents, with conditions, to the remainder of the proposed work specification being carried out to tree(s) included in the aforementioned Tree Preservation Order (TPO):

Approved Tree Work to T7 of TPO 306/1986:

T7, Holm Oak

- Selective pruning by up to 1.5m back to natural growth points

The consent is granted subject to the following conditions:

1. The above works must be completed before **12 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’.

Reasons for conditions 1-2

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.

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>

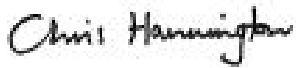
Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

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 Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,

A handwritten signature in black ink that reads "Chris Hannington". The script is cursive and fluid.

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