

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 12 November 2024
My ref: SCD/TPO/004/1960/242395



WOKINGHAM BOROUGH COUNCIL

Mr Hui Cao
4 Lake View
Wokingham
Berkshire
RG40 2EW

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

Tel: (0118) 974 6000

Dear Mr. Cao,

TREE PRESERVATION ORDER NUMBER: 004/1960

APPLICATION NUMBER: 242395

SITE ADDRESS: 4 LAKE VIEW, WOKINGHAM, BERKSHIRE, RG40 2EW

I am writing to you regarding your application to carry out works to tree(s) located on land at 4 Lake View, Wokingham, Berkshire, RG40 2EW, which was received on the 19th of September 2024 and validated on the 1st of October 2024, and following the Council's Arborist's site visit on Wednesday 4th of November 2024.

I can confirm Wokingham Borough Council **consents with conditions**, to the following works, being carried out to tree(s) included in the above-mentioned Tree Preservation Order (TPO):

Approved Tree Works Area 1 of TPO 004/1960:

- T2, Beech – Fell
- T3, Hornbeam – Fell
- T5, Hornbeam – Fell

Reasons for proposed tree works:

- *Beech(T2) - Fell due to basal decay and lots of dead branches. Replant fruit tree nearby.*
- *Hornbeam(T3) - Fell due to basal decay as suggested in survey report back to 2020. Potential damages to the fence and Waterloo Road users. No space to replant.*
- *Hornbeam(T5) - Fell due to basal decay. Potential damages to the fence and Waterloo Road users. No space to replant.*

Officer comments

The Council has confirmed in a site visit the presence of decay at the base of T3 and T5 (Hornbeam). Due to significant dieback in the canopy; T2 (Beech) is believed to be in a state of irreversible and terminal decline.

4 Lake View has a well-proportioned rear garden in which are growing a number of trees. This consent permits the removal of three of the larger trees within the garden. Following the permitted works replacement planting will be important to maintain tree canopy cover in the local area. Having viewed the garden, I am satisfied there will be sufficient space within the garden of 4 Lake View for replacement trees to be planted to and thrive within the garden of 4 Lake View.

The consent is granted subject to the following conditions:

1. The above works must be completed before **12th November 2026** 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 each tree as authorised by this consent, 1 no. replacement tree, shall be planted for each tree felled as close as reasonably practical to the tree removed, and / or in a suitable location within the site.

The replacement trees should be a selection from the following species: Beech. Hornbeam, Silver Birch or Field Maple or another medium to large growing tree with the potential to grow to a similar size as the tree which it replaces. An alternative species of the replacement tree should be agreed in writing with the Borough Council prior to purchase and planting.

The replacement tree will be planted during the planting season (Nov-March) following or at the time of the felling of the Beech, 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 the health, safety and visual amenity of the tree(s).
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 would 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:

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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: 242395

I (*state your name*)

of (*state your address*)

.....

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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