

Tel: (0118) 974 6000  
Email: [development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)  
Date: 28 March 2025  
My ref: CY/TPO/1738/2020/250186



## WOKINGHAM BOROUGH COUNCIL

Mrs Sarah Angus  
Ruscombe Grange  
Church Lane  
Reading  
RG10 9UB

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

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Tel: (0118) 974 6000

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Dear Mrs Angus,

**TREE PRESERVATION ORDER NUMBER: 1738/2020**

**APPLICATION NUMBER: 250186**

**SITE ADDRESS: RUSCOMBE GRANGE, WALTHAM ROAD, RUSCOMBE, WOKINGHAM, RG10 9UB**

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 27<sup>th</sup> January 2025 and validated on the 3<sup>rd</sup> February 2025, followed by the Council's arboricultural officer's visit on 7<sup>th</sup> March 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 T1 of TPO 1738/2020:**

T1, lime  
– crown thin by 33%

**Reasons stated for works:**

"It's been 4 years since our Common Lime tree was pruned and this last year, encouraged by a warmer & wetter climate it has experienced exceptional growth, particularly on the south side of the tree. This has resulted in a significant increase in all year round debris including, dead flowers, honeydew, seeds, leaves and branches falling on Rosebrook, which of course blocks gullies and gutters. This causes a massive amount of work in clearing gutters, drains and the general hard landscape.

In addition, we are also very concerned about the threat posed by the inevitable increase in stormy weather, the consequences of which we dread to contemplate."

**Officer comments:**

When looking to undertake works to a protected tree it is the responsibility of the applicant to supply adequate proof with the TPO application, in the form of 'written arboricultural advice or

other diagnostic information from an appropriate expert.' To date, no detailed arboricultural information has been submitted to demonstrate that the trees are dangerous or diseased or that the proposed work is in the interests of health and safety.

The subject lime has a full crown with a natural growth form that exhibits good vigour and vitality. The proposed 33% crown thinning exceeds the recommended 30% maximum in s.7.5 of British Standard 3998 – 2010 'Tree work - Recommendations', which also recommends that "the percentage of the leaf-bearing twig structure to be removed in crown thinning should be kept to the minimum required to achieve the objective". A 33% crown thinning would result in loss of leaf and live material all over the tree crown; reducing the leaf-bearing branches required to sustain the tree.

**Due to the reasons stated above the proposed tree works has been refused.**

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

**Proposed tree works to T1 of TPO 1738/2020:**

T1, lime

- Selectively prune to thin the crown by a maximum of 15% of the canopy leaf bearing area, all pruning cuts must be made at branch junctions, leaving sufficient live growth to maintain or enhance crown form,
- Remove epicormic growth up to 6m from the base,
- Remove diseased and damaged branches,
- Reduce branches overhanging the neighbouring property of Rosebrook back to previous pruning points to create a maximum 2m clearance

**The consent is granted subject to the following conditions:**

1. The above works must be completed before **28 March 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'. Ensuring all branches are taken back to a suitable growth points.
3. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

**Reasons for conditions 1-3.....**

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.
3. 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 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](mailto: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 Officer via email to: [development.control@wokingham.gov.uk](mailto: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](mailto:helpline@defra.gsi.gov.uk)  
Website: [www.defra.gov.uk/](http://www.defra.gov.uk/)

Natural England  
Tel: 0845 600 3078 or by email at [enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk)  
Website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

Bat Conservation Trust  
Tel: 0845 1300 228 or by email at [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)  
Website: [www.bats.org.uk](http://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](http://www.forestry.gov.uk)