



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
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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

3

Suffix

Property Name

Address Line 1

Maple Close

Address Line 2

Address Line 3

Wokingham

Town/city

Winnersh

Postcode

RG41 5PE

Description of site location must be completed if postcode is not known:

Easting (x)

478602

Northing (y)

171294

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')

Oak tree is located on the boundary of 3, Maple Close with Poplar Lane.

Applicant Details

Name/Company

Title

Mr

First name

Stephen

Surname

Chantrell

Company Name

N/A

Address

Address line 1

3, Maple Close

Address line 2

Winnersh

Address line 3

Wokingham

Town/City

Berks

County

Country

United Kingdom

Postcode

RG415PE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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

92311998 Original TPO (planning application no. 97/66894) in support of the Council's decision to refuse planning permission for a residential development at land adjacent to Winnersh Primary School (1997).

Planning Application ID 182871 (February 2019). Tree reduced in height to mitigate danger of fall onto Poplar Lane due to cavity in major trunk.

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

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

T14 on boundary of 3, Maple Close and Poplar Lane.
Easting 478602 (x), Northing 171294 (y)
See location plan attached.

The oak tree on the boundary of our property has recently been showing significant signs of stress and is in decline. This has been verified by several local tree surgeons. We have lived in the house for 30 years but now feel that the tree is in a poor state and is causing various issues, such as fungus, wetwood, new cavities etc. This is not healthy in a small garden where the tree is only 7m from the house and impacts on our life and that of the neighbourhood..

Over the winter months rats were burrowing into the roots of the tree from Poplar Lane and venturing into the garden close to the house. This was considered a significant risk for adjacent households as well as our own so we contacted Wokingham Council about this at the time. As we were refused any assistance with the rats we paid for a pest controller to visit, who indicated that the rats are likely to return in future as the roots are decaying and acorns are available for food (see attached report).

We would like to reduce the height of the tree at least to the fork in the trunk (around 10m) to reduce the amount of acorns and falling dead branches. An additional problem is that a major root currently passes through the boundary fence into Poplar Lane which is used by the rats to burrow into the garden. The presence of this root has necessitated a hole in the fence at ground level which we would like to avoid in future allowing the garden to be properly sealed off from the road.

For these reasons we would consider removing the tree if allowed but would be happy to manage its decline to prevent damage to an adjacent shed, lawn etc.

We have been visited by several local tree surgeons who have advised us.

In the event of tree removal we would not wish to replant an oak tree in the garden to avoid similar issues in future but would consider an appropriate species of tree to plant close to buildings..

See attachments for further details and photographs.

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

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

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

Stephen Chantrell

Date

05/03/2026