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Email: development.control@wokingham.gov.uk
Date: 13 May 2026
My ref: TF/TPO/1836/2021/260599



WOKINGHAM BOROUGH COUNCIL

Mr Andrew Dear
Glasspool Farm
Part Lane
Riseley
Wokingham
RG7 1RU

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

Tel: (0118) 974 6000

Dear Mr Dear,

TREE PRESERVATION ORDER NUMBER: 1836/2021

APPLICATION NUMBER: 260599

SITE ADDRESS: GLASSPOOL FARM, PART LANE, RISELEY, WOKINGHAM, RG7 1RU

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 10 March 2026 and validated on the 17 March 2026.

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 1 of TPO 1836/2021:

T1, Ash: Fell to ground level.

Reasons stated for works:

We have 1 large tree in a central part of our garden. It has a large amount of ivy on the tree, we have young children playing in the garden and a large branch recently fell from the tree narrowly missing a child. we feel that this is an extreme hazard based on its location and we wish to either remove it or take it down to a safer height.

Officer comments:

The Local Planning Authority has carefully considered the application for works to protected trees subject to TPO 1836/2021 and concludes that the proposed works are not justified for the following reasons:

The Ash tree subject to this application is situated in a prominent location and makes a significant contribution to the visual amenity and verdant character of the area.

The Local Planning Authority acknowledges the applicant's concerns regarding falling deadwood. However, insufficient arboricultural evidence has been submitted to demonstrate that the tree is dead, structurally unsound, or presents an immediate risk requiring its removal or substantial reduction. The application was supported only by photographs of fallen branches,

and no professional arboricultural report, decay investigation, or quantified risk assessment has been provided to justify the extent of works proposed.

While the Council accepts that the tree exhibits some deadwood associated with crown dieback, the presence of limited dead branches alone does not reasonably justify the complete removal of a mature protected tree. Ash trees affected by dieback can often remain viable for many years and may be appropriately managed through ongoing monitoring and remedial arboricultural works.

The applicant's stated concerns regarding safety for children using the garden are noted; however, the Council considers that the identified risks can be suitably mitigated through the removal of deadwood and routine tree management, rather than the irreversible loss of the protected tree.

The applicant is reminded that under the Town and Country Planning (Tree Preservation)(England) Regulations 2012, the removal of dead branches constitutes exempt works and does not require separate consent under the Tree Preservation Order provisions. Appropriate deadwood removal and ivy management may therefore be undertaken without formal consent, provided such works are limited to exempt operations and do not extend beyond what is necessary.

In the absence of robust evidence demonstrating that the tree is dangerous to the extent that removal or severe reduction is necessary, the proposed works are considered excessive and would result in an unjustified loss of public amenity. Accordingly, consent is refused.

Overall the proposed works are considered excessive and likely to result in significant harm to the protected tree. However, if there are concerns over the trees structural integrity the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence i.e. full VTA, aerial inspection (with photographs of all bio-mechanical defects) and results of any internal decay detection investigations of the main stem and/or scaffold branches (i.e. Sonic Tomograph and/or Resistograph Drill) to justify the proposed works.

Due to the reasons stated above the proposed works to T1 Ash are refused.

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

Approved Tree Work to Single 1 of TPO 1836/2021:

N.B. Deadwood removal is exempt from the TPO controls; therefore, this operation may be carried out at your convenience.

T1 Ash:

- Crown clean to remove any dead, significantly decayed and/or split/hanging branches.
- Tip reduce branches to give a height clearance above ground level of 5m.
- Sever and remove ivy climber and remove unwanted small diameter epicormic growth from the lower main stem.

The consent is granted subject to the following conditions:

1. The above works must be completed before **13 May 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. 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. Ensuring all pruning cuts are made back to suitable growth points.
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

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,



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