

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 19 December 2024
My ref: TF/TPO/1639/2018/242387



WOKINGHAM BOROUGH COUNCIL

Ms Sarah Duckworth
Duckworths Arboriculture Ltd.
Glebelands Cottage
East Mildenhall
Marlborough
SN8 2LR

Place and Growth
Development Management Team

P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Dear Ms Duckworth,

TREE PRESERVATION ORDER NUMBER: 1639/2018

APPLICATION NUMBER: 242387

**SITE ADDRESS: WATERLOO COTTAGE, BATH ROAD, KNOWL HILL, WOKINGHAM,
RG10 9UP**

I am writing to you regarding your application to carry out works to tree(s) located on land at Waterloo Cottage, Bath Road, Knowl Hill, Wokingham, RG10 9UP, which was received and validated on the 18th of September 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 A1 of Area TPO 1639/2018:

T1 Hazel:

- Fell to ground level.

T3 Ash:

- Fell to ground level.

T4 Beech:

- Fell to ground level.

T5 Ash:

- Fell to ground level.

Reasons for proposed tree works:

T1 Hazel:

- Over-mature coppice stool with extensive decay and dieback in the tree's canopy. The poor condition of the tree is due to its age and the decay and dieback predates the recent ground works. The tree is in terminal decline and is not expected to recover. There is a

foreseeable risk of branch breakages, and the tree causes an unacceptable risk to future occupants of Waterloo Cottage.

T3 Ash:

- Large root over 100mm diameter cut 1.5m from base with recent ditch works. Plunger roots from main root visible but intact. Twin stem from 4m. Union satisfactory. 35% defoliated. Buttress root cut on southwest side at base mechanically cut through for installation of fence. Major dead branches throughout asymmetrical crown. Tree in decline and undermined by root severance. Ash Dieback Infection Level 2: 25% to 50%.

T4 Beech:

- Woody and fibrous roots cut 1m from base with recent ditch works. 30% of roots lost. Twin stem from 0.5m. Long area of included bark in fork to 2m. Ruptured bark on east side at 1m. Rapid bark growth scars suggest major defect /decay. Stability of tree cannot be guaranteed.

T5 Ash:

- Large roots x4 over 100mm diameter and other smaller woody roots cut 1m from base with recent ditch works. Deadwood throughout asymmetrical crown. 30% defoliated. Major deadwood in crown. Foliage sparse. Stability of tree cannot be guaranteed. Ash Dieback Infection Level 2: 25% to 50%.

Officer comments

The Council has confirmed in a site visit the poor structural condition of the subject trees and corroborates with the Arboricultural Consultants findings and recommendations set out within the Arboricultural Report dated July 2024 Ref: 06408/2024 0.3 which was submitted with the application to carry out works to protected trees.

Following the permitted works replacement planting, in accordance with the above-mentioned Arboricultural Report, will be important to maintain tree canopy cover in the local area.

The consent is granted subject to the following conditions:

1. The above works must be completed before **19 December 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 the four trees as authorised by this consent, 6 no. replacement trees, shall be planted in accordance with Duckworths Arboriculture Ltd Arboricultural Report dated July 2024 Ref: 06408/2024 0.3.

The replacement tree species are given within the above-mentioned report and are as follows: 1x Common Beech, 1x Small-leaf Lime, 1x Holm Oak, 2x English Oak, 2x Scots Pine.

The replacement trees will be planted during the planting season (Nov-March) following or at the time of the felling of the subject trees, 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’ and further guidance is given within Duckworths Arboriculture Ltd Arboricultural Report dated July 2024 Ref: 06408/2024 0.3.

Should the replacement trees be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, they shall be replaced by trees 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

cc. Applicant - Mr Sats Ahluwalia, Waterloo Cottage, Bath Road, Knowl Hill, Wokingham, RG10 9UP

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:

TF/TPO/1639/2018/242387

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: 242387

I (*state your name*)

of (*state your address*)

Location of trees (*if different from the address above*)

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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