

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 3 March 2026
My ref: TF/TPO/721/1995/260022

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



WOKINGHAM BOROUGH COUNCIL

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: 721/1995
APPLICATION NUMBER: 260022
LOCATION: TINTAGEL FARM, SANDHURST ROAD, WOKINGHAM, RG40 3JD

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 05 January 2026 and validated on the 06 January 2026.

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

Approved works to W1 of TPO 721/1995:

T001 Scots pine (*Pinus sylvestris*) Driveway tree outside of TPO boundary:

- High crown. Historic wounding and cavities (woodpecker holes) indicating a column of decay midway up trunk. - Fell to ground level

T002 Scots pine (*Pinus sylvestris*):

- Decay fungal fruiting bodies at base. High crown. Needle density normal. Fungus: *Phaeolus schweinitzii* - Fell to ground level

T003 Scots pine (*Pinus sylvestris*):

- Basal decay fungi. Swept lower trunk. Upper canopy resumes vertical growth. Fungus: *Phaeolus schweinitzii* - Fell to ground level

T004 Silver birch (*Betula pendula*):

- Root decay. Cavity and decay present around base and lower trunk. Asymmetrical crown. - Fell to ground level

T005 Silver birch (*Betula pendula*):

- Slender tree. Large structural defect / canker on trunk above 4m. - Fell to ground level

Officer comments:

The application seeks consent for the felling of three Scots pine (T001 is outside the TPO) and two Silver Birch on the grounds of poor structural condition, as identified within the submitted arboricultural report findings prepared by Duckworths Arboriculture Ltd.

The Local Planning Authority's Tree Officer has undertaken a site inspection to assess the condition of the subject trees. This inspection has verified the findings of the submitted tree survey. The trees exhibit significant structural defects, including evidence of decay fungi (notably

Phaeolus schweinitzii), basal and root decay, historic wounding, cavities, and associated weakening of the main stems and root plates. These defects materially compromise the structural integrity and stability of the trees.

While physiological condition in some cases remains moderate to good, this does not outweigh the identified structural concerns. The presence of advanced decay and associated defects presents an increased risk of failure, particularly given the trees' size, form, and location. As such, their retention would be inappropriate in the interests of public safety and sound arboricultural management.

The Tree Officer's site visit has provided an independent professional assessment, which corroborates the conclusions of the submitted arboricultural tree survey findings. Therefore, sufficient and reliable evidence has been provided to support the proposed works.

Having regard to the above, it is considered that the felling of the identified trees is justified and necessary. To mitigate the loss of amenity, a condition will be imposed requiring replacement planting of appropriate species, size, and specification.

The consent is granted subject to the following conditions:

1. The above works must be completed before **03 March 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. Replacement planting: Following the removal of the subject trees as authorised by this consent, a minimum of two replacement Oak and two replacement Silver Birch trees must be planted within the boundary of Woodland W1 TPO 721/1995.

The replacement trees must be planted during the planting season (Nov-March) following or at the time of the felling of the original tree, 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 trees be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, they 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 that tree removal and associated operations are carried out in a manner that minimises avoidable damage and accords with recognised best practice.
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 may be required.

If we can be of any further assistance, please contact the Tree and Landscape Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant - Mr Christopher Dutton, Tintagel Farm, Sandhurst Road, Wokingham, RG40 3JD

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: 260022

I (*state your name*)

of (*state your address*)

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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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