

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 22 December 2025
My ref: TF/TPO/225/1983/252510



WOKINGHAM BOROUGH COUNCIL

Mr Brett Wickens
Prunus tree care and landscape services
10 Waterers Way
Bagshot
GU19 5BL

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

Tel: (0118) 974 6000

Dear Mr Wickens,

TREE PRESERVATION ORDER NUMBER: 225/1983
APPLICATION NUMBER: 252510
SITE ADDRESS: 11 GREEN LANE, WINNERSH, WOKINGHAM, RG41 5FE

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 15 October 2025 and validated on the 27 October 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 A1 of TPO 225/1983:

T1, Oak - Crown reduction by 2m back to growth points, to approx. 12m in height.

Reasons stated for works:

This tree is situated in the rear left of the property to allow in more light to the garden and to reduce away from the garage.

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 work is in the interests of health and safety or based on any arboricultural need and no overriding reason for the proposed work was apparent.

The proposed works seek to reduce the Oak by approximately 2m all round, resulting in a finished height of approximately 12 metres. The stated reasons for the works are to allow increased light to the garden and to reduce the crown away from the garage. Insufficient arboricultural evidence has been submitted to demonstrate that the proposed overall crown reduction is necessary or appropriate.

In particular no evidence has been provided to demonstrate that the tree is causing actionable nuisance, structural damage, or poses an unacceptable level of risk that would justify such a level of crown reduction. The loss of light cited is not supported by any technical assessment, and the shading impact described is considered to be a common and foreseeable consequence of the presence of a mature oak tree within a residential setting.

The proximity of the crown to the garage has not been demonstrated to present a structural conflict that cannot be satisfactorily addressed through lesser works. The proposed 2m reduction represents a significant amount of crown to be removed. Such works would be likely to result in a reduction in the tree's natural form and amenity value, Increased production of epicormic growth, leading to a denser and more problematic crown in the medium term, potential long-term physiological stress, particularly if repeat applications are sought.

As the oak makes a significant contribution to local amenity, and the proposed works are considered excessive and unjustified, consent for the overall crown reduction is refused. The works would be contrary to the purpose of the Tree Preservation Order, which is to ensure the long-term retention, health, and amenity value of protected trees.

If there are concerns about the trees structural integrity, the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence i.e. full VTA, climbing inspection (with photographs of all bio-mechanical defects that require remedial pruning) and results of any secondary investigations (i.e. resistograph etc.) to justify the proposed works.

Due to the reasons stated above the proposed reduction of the subject Oak tree by 2m has been 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 A1 of TPO 225/1983:

T1, Oak:

- Tip reduce branches to give a 2m clearance over the roof and 1m clearance to the side of the adjacent garage building.

T2, Ash:

- Crown reduction of previously pollarded tree by approx. 2- 3m, to approx. 10m in height.

The consent is granted subject to the following conditions:

1. The above works must be completed before **22 December 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'.
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

cc. Applicant - 11 Green Lane, Winnersh, Wokingham, RG41 5FE

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