

Mr Aidan Canty-Collins B.E., M.Eng.Sc.
199D Nine Mile Ride
Finchampstead
Wokingham
RG40 4JD

Date: 14 May 2026

Planning Department
Wokingham Borough Council Civic Offices
Shute End
Wokingham
RG40 1BN

Subject:

Formal Objection to Planning Application 260860 – Incorrect Boundary Lines, Mis-Plotted TPO Trees, and Misrepresentation of Land Ownership (Linked to Application 241009)

Dear Sir or Madam,

I am writing to submit a **formal objection** to Planning Application **260860** on the grounds that the submitted plans contain **material inaccuracies** relating to boundary positions and the location of two protected trees (T5 and T6). These inaccuracies are linked to the earlier Application **241009**, which is now closed, but the two applications relate to **back-to-back, adjoining sites owned by the same developer**.

1. Trees T5 and T6 Are Not on My Land – Boundary Was Moved Without Legal Transfer

(See Appendix A for TPO Data and Appendix B for boundary moves)

In Application **241009**, the developer's plans showed trees **T5 and T6** as being within the applicant's land. However, post application approval:

- The **physical boundary fence was moved by the developer during on-going work**, causing the trees to appear on my side of the fence. (In addition at that time, T4 was also shown to be on the adjoining property, 414 Finchampstead Road.).
- This **does not constitute a transfer of land**.
- I **do not accept ownership** of these trees, nor the land beneath them.
- The legal boundary remains as recorded in the **HM Land Registry Title Plan** for 412A Finchampstead Road.

Under **Section 52 (1) of the Law of Property Act 1925**, any transfer of land **must be made by deed**. No deed exists. No agreement exists. No lawful transfer has taken place.

Therefore, the trees remain **legally part of the developer's land**, regardless of the fence position.

2. Application 260860 Incorrectly Shows the Trees as Being on My Property

The new plans submitted under **Application 260860** now show T5 and T6 as being **on my property and outside the applicant's site boundary**. This is **incorrect** and contradicts:

- The earlier plans submitted under Application 241009 (See Appendix B)
- The Land Registry boundary
- The factual history of the developer moving the fence
- The absence of any legal transfer of land

This inconsistency demonstrates that the developer is **not providing reliable or accurate boundary information** across their applications.

3. Both Sites Are Owned by the Same Developer

Both Application 241009 and Application 260860 use the same developer entity, Harefield Property Development Ltd., and the applicants in both cases are Directors of that company. Companies House records confirm that (See Appendix C):

- The same developer owns both sites
- The developer is fully aware of the true boundary position
- The inconsistent tree placement across applications cannot be attributed to error alone

This raises concerns about the **accuracy and integrity** of the submitted plans.

4. Mis-Plotted TPO Trees – Legal Non-Compliance

Trees **T5 and T6** are protected under Tree Preservation Orders issued by Wokingham Borough Council (TPO Number: 1278/2008). Their incorrect placement on the plans:

- Misrepresents ownership
- Misrepresents responsibility for maintenance
(Some work was carried out on T4 in the past 12 months)
- Misrepresents the impact of the proposed development
- Prevents lawful assessment of Root Protection Areas (RPAs)
- Undermines the Council's statutory duties under **Sections 197–198 of the Town and Country Planning Act 1990**

The **Town and Country Planning (Tree Preservation) (England) Regulations 2012** require accurate identification of TPO trees. Plans showing TPO trees in the wrong location are **not compliant**.

5. Application 241009 Is Closed, but it Directly Affects 260860

Although Application **241009** is no longer open for objection, it is directly relevant because:

- It contains the original boundary
- It shows the trees in a different location than Application 260860
- The two sites are **back-to-back**, and the boundary line between them is shared
- The same developer submitted both applications
- The fence movement occurred between the two applications

The Council cannot properly assess Application 260860 without resolving the boundary discrepancies between it and Application 241009.

6. Request for Action

Given the above, I respectfully request that Wokingham Borough Council:

1. **Declare Application 260860 invalid** until corrected plans are submitted showing the true legal boundary and accurate TPO tree positions; or
2. **Require the applicant to resubmit** all plans, surveys, and arboricultural documents based on the correct boundary and tree locations.

Proceeding on the basis of inaccurate plans would be contrary to the principles of **procedural fairness, material accuracy**, and the Council's statutory duties under the **Town and Country Planning Act 1990**.

7. Conclusion

The boundary errors and mis-plotted TPO trees are not minor drafting issues—they materially affect the assessment of the proposal and the protection of legally safeguarded trees. I therefore request that this objection be fully considered and placed on the public planning file for **Application 260860**.

Please confirm receipt of this objection.

Yours faithfully,

(by e-mail)

Aidan Canty-Collins B.E., M.Eng.Sc.

Appendix A:

TPO Details and details on Application Number: 241009

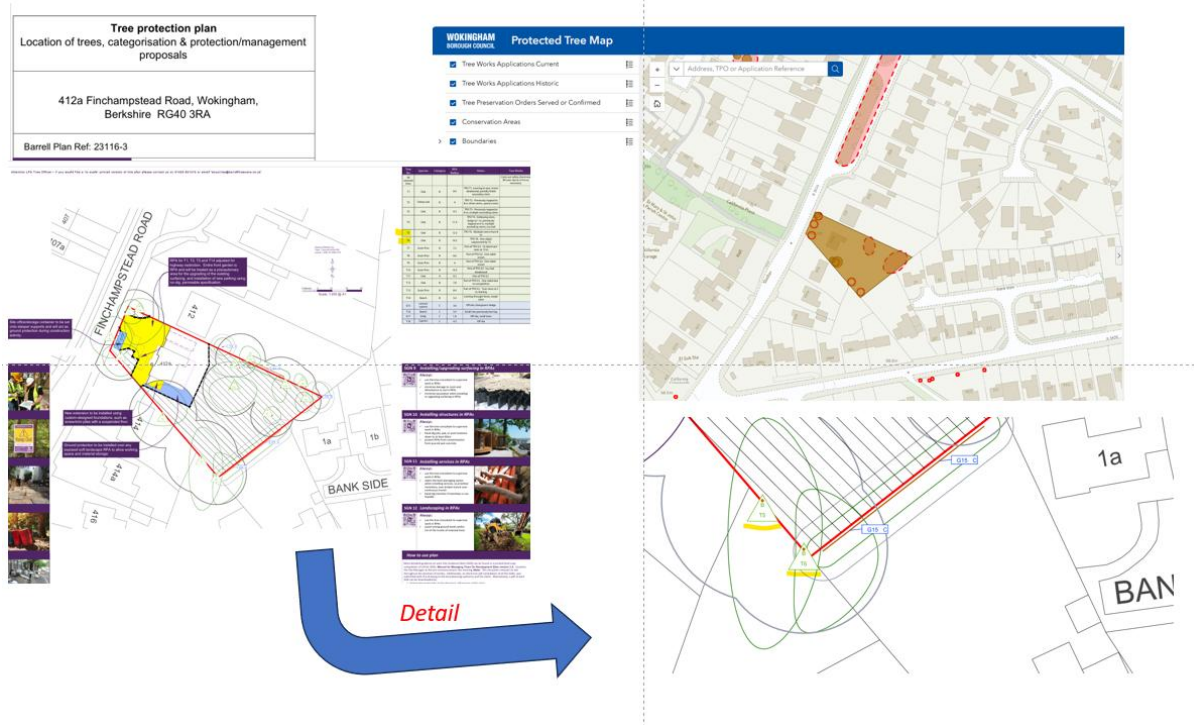
412A Finchampstead Road

Application Number: 241009

Applicant Name: Mr Ryan Kroonenburg

Site Address: 412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA

Plans clearly showing TPO trees on site of 412A Finchampstead



11 November 2008
Town and Country Planning Act 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

THE WOKINGHAM BOROUGH COUNCIL
(PARISH OF FINCHAMPSTEAD)

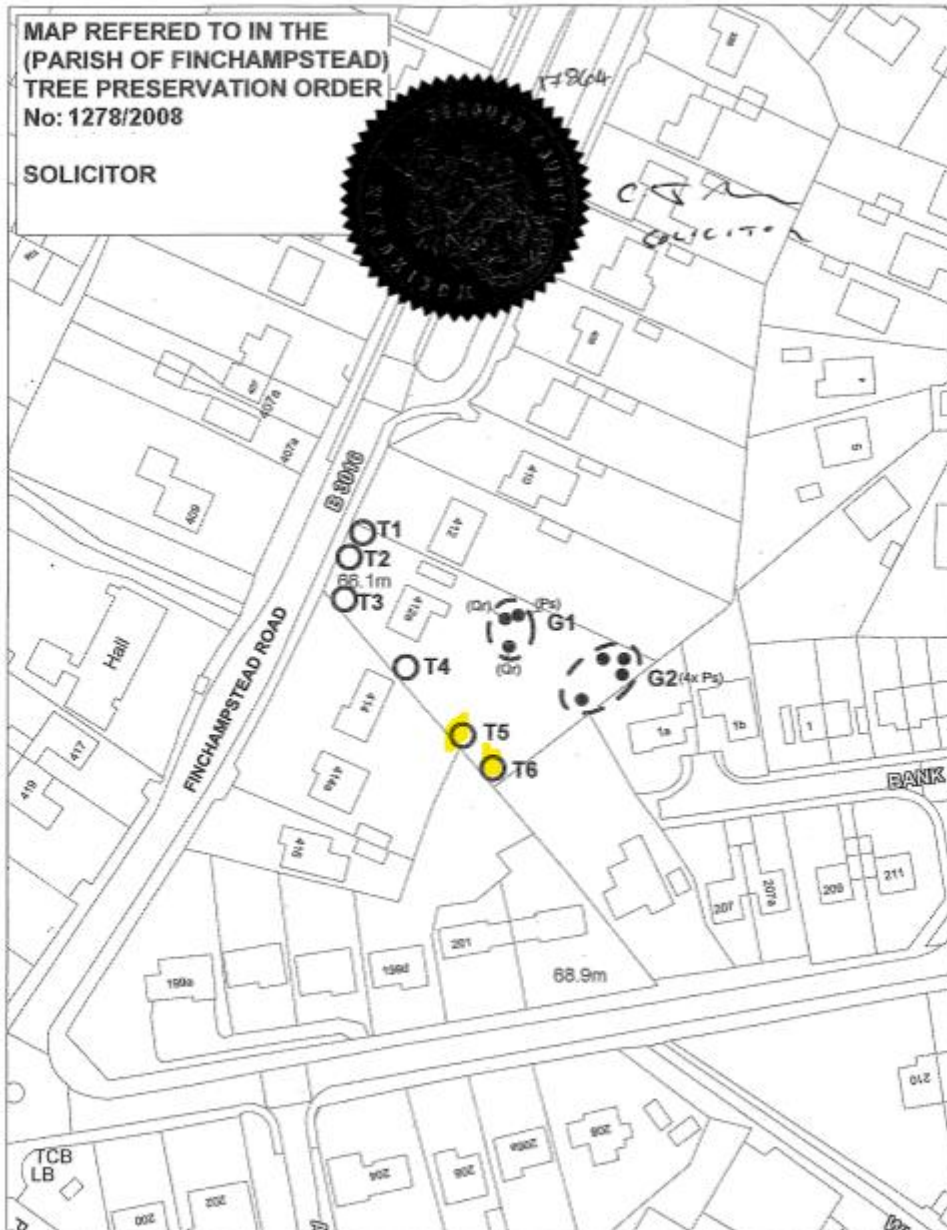
TREE PRESERVATION ORDER NO. 1278/2008

(Order Made in accordance with
Sections 198, 201 and 203 of the Act)

Relating to trees on land at 412A Finchampstead Road,
Finchampstead, Berkshire RG40 3RA

MAP REFERED TO IN THE
(PARISH OF FINCHAMPSTEAD)
TREE PRESERVATION ORDER
No: 1278/2008

SOLICITOR



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1:750

FIRST SCHEDULE**TREES SPECIFIED INDIVIDUALLY**

(Encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Oak (Quercus robur)	On land at 412A Finchampstead Road, Finchampstead, Wokingham, Berkshire RG40 3RA
T2	Oak (Quercus robur)	
T3	Oak (Quercus robur)	
T4	Oak (Quercus robur)	
T5	Oak (Quercus robur)	
T6	Oak (Quercus robur)	

Grid ref: SU 479834, 164955

TREES SPECIFIED BY REFERENCE TO AN AREA

(Within a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
	NONE	

GROUPS OF TREES

(Within a broken black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
G1	1x Scots Pine (Pinus sylvestris) 2x Oak (Quercus robur)	On land at 412A Finchampstead Road, Finchampstead, Wokingham, Berkshire RG40 3RA
G2	4x Scots Pine (Pinus sylvestris)	

Grid ref: SU 479834, 164955

WOODLANDS

(Within a continuous black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
	NONE	

Appendix B

The Location Plan and the submitted plans do not match due to boundary moves by developer without legal transfer

Location Plan

Location Plan

Site Address: 205, Nine Mile Ride, Finchampstead, RG40 3QA

PlanningPortal

Date Produced: 09-Apr-2026

Scale: 1:1250 @A4



Planning Portal Reference: PP-14830191v1

0 50

Metres

Powered by

TerraQuest

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PROPOSED BLOCK PLAN - AS REFERENCE

HOUSE TYPES 'A' & 'B' ROOM FINISHES					
No.	ROOM	FLOOR	WALLS	CEILING	AREA
01	Hallway	Laminate Flooring	Skim / Paint	Skim / Paint	12 m²
02	Office	Laminate Flooring	Skim / Paint	Skim / Paint	8 m²
03	WC	Tiles	Tiles	Skim / Paint	3 m²
04	Utility	Laminate Flooring	Skim / Paint	Skim / Paint	3 m²
05	Kitchen/Living /Dining	Laminate Flooring	Skim / Paint	Skim / Paint	34 m²
06	Hallway	Laminate Flooring	Skim / Paint	Skim / Paint	12 m²
07	WC	Tiles	Tiles	Skim / Paint	3 m²
08	Utility	Laminate Flooring	Skim / Paint	Skim / Paint	3 m²
09	Office	Laminate Flooring	Skim / Paint	Skim / Paint	8 m²
10	Kitchen/Living /Dining	Laminate Flooring	Skim / Paint	Skim / Paint	34 m²
11	Landing	Carpet	Skim / Paint	Skim / Paint	4 m²
12	Bedroom	Carpet	Skim / Paint	Skim / Paint	12 m²
13	Bedroom	Carpet	Skim / Paint	Skim / Paint	12 m²
14	Bathroom	Carpet	Skim / Paint	Skim / Paint	4 m²
15	Bedroom	Carpet	Skim / Paint	Skim / Paint	12 m²
16	En-suite	Tiles	Tiles	Skim / Paint	6 m²
17	Landing	Carpet	Skim / Paint	Skim / Paint	4 m²
18	Bedroom	Carpet	Skim / Paint	Skim / Paint	12 m²
19	Bedroom	Carpet	Skim / Paint	Skim / Paint	12 m²
20	Bathroom	Tiles	Tiles	Skim / Paint	4 m²
21	Bedroom	Carpet	Skim / Paint	Skim / Paint	12 m²
22	En-suite	Tiles	Tiles	Skim / Paint	6 m²

A1 | First issue

AP | 15/01/26

REV | DESCRIPTION

BY | DATE

STATUS

PRELIMINARY PLANNING

BLACK ELEPHANT ARCHITECTURE STUDIO LTD

11 Crown Road, Nine Mile Ride, Finchampstead, Wokingham, RG40 3QA

01234 567890 | 01234 567890

01234 567890 | 01234 567890

SITE

205 NINE MILE RIDE, WOKINGHAM, RG40 3QA

TITLE

PROPOSED HOUSE TYPES 'A' & 'B' FLOOR & AND ROOF PLANS

SCALE

DATE

DRAWN BY

CHECKED BY

1 : 50

15/01/26

YB

HP

PROJECT NO:

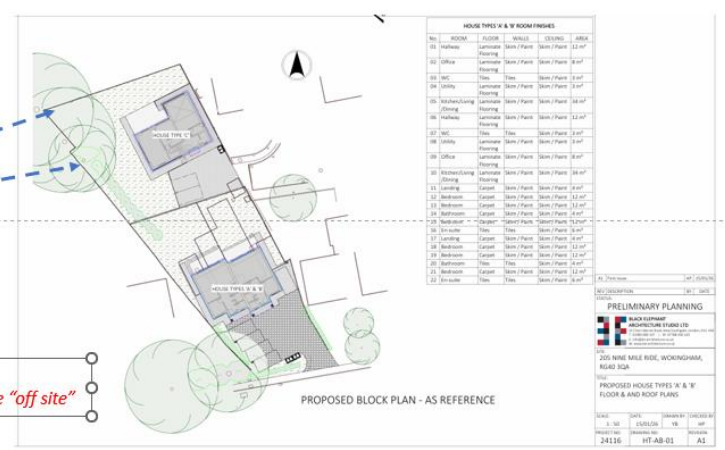
DRAWING NO:

REVISION:

24116

HT-AB-01

A1



Appendix C

Ownership of Harefield Property Development Ltd as per Companies House

Planning Application Number: 260860

Applicant Name & Address:

Alex Kendall

13 Lower Golf Links Road Bournemouth Christchurch Poole Poole, Dorset BH18 8BG

Application Number: 241009

Applicant Name: Mr Ryan Kroonenburg

Site Address: 412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA

HAREFIELD PROPERTY DEVELOPMENT LTD

Company number **14893044**

Three Directors as follows:

KROONENBURG, Ryan Johannes

Correspondence address

Runnymede Malthouse, Malthouse Lane, Egham, Surrey, United Kingdom, TW20 9BD

KENDALL, Alexander Scott

Correspondence address

13 Lower Golf Links Road, Broadstone, England, BH18 8BG

WICKS, Luke Christopher

Correspondence address

15 Crutchley Wood, Bracknell, England, RG12 8BZ