

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 16 December 2025
My ref: CY/TPO/1883/2022/252561



WOKINGHAM BOROUGH COUNCIL

Neil Wilson
Beechwood Tree Care Ltd
2 Playhatch Farm Cottages
Playhatch
RG4 9QX

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

Tel: (0118) 974 6000

Dear Neil Wilson,

TREE PRESERVATION ORDER NUMBER: 1883/2022
APPLICATION NUMBER: 252561
SITE ADDRESS: READING ROOM COTTAGE, CHURCH LANE, ARBORFIELD,
WOKINGHAM, RG2 9JD

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 21 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 Woodland 2 of TPO 1883/2022:

T1 – T19, Poplars – Fell all marked trees.

Reasons stated for works:

The tree have been highlighted in a tree safety audit, by FLAC, as having a high likelihood of failure.

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 "Tree safety audit, by FLAC" was not submitted for the Council's reference.

As observed at the Council's Tree Officer's site visit on the 27 November 2025, some of the trees are overgrown but no trees appeared dangerous apart from one near the greenhouse, the felling of which is allowed under this application.

The Council would encourage the estates team at the University to ensure that their tree surveys are up to date to ensure the safety of the landowners at the property called 'The Reading Room'. Any subsequent application should be accompanied by an appropriate tree survey clearly identifying and assessing individual trees for which permission for tree works is sought.

From the site visit there appears to be some extension of the garden and topiary garden shrubs within the woodland. Any such extension would need planning permission. I have informed planning enforcement so that a proper boundary fence can be erected in the correct position. The Council recommends that 'good fences make good neighbours' and that an appropriate low-key countryside fence be erected to delineate the property boundaries.

On balance the information submitted for the proposed works is not sufficient justification for the removal of T1 to T19, however 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.), or a woodland management plan to justify the proposed works.

Due to the reasons stated above the above proposed tree removals have 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 Woodland 2 of TPO 1883/2022:

T20, Poplar (marked with X in the plan attached below)

- Fell to ground level

T1 to T19

- Crown clean to remove any dead, diseased, or dysfunctional branches back to suitable growth points

The consent is granted subject to the following conditions:

1. The above works must be completed before **16 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'. At least 50% of the removed deadwood shall be kept on site.
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. To ensure a sustainable woodland ecosystem.
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