

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 20 December 2024
My ref: CY/TPO/627/1993/242756



WOKINGHAM BOROUGH COUNCIL

Mr Jamal Maroof
1 Wilsford Close
Lower Earley
Reading
RG42 4GG

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Mr Maroof,

TREE PRESERVATION ORDER NUMBER: 627/1993

APPLICATION NUMBER: 242756

SITE ADDRESS: 1 WILSFORD CLOSE, SHINFIELD, WOKINGHAM, BERKS, RG6 4BP

I am writing to you regarding your application to carry out works to tree(s) located on land at 1 Wilsford Close, Shinfield, Wokingham, RG6 4BP, which was received 29th October 2024 and validated on the 13th November 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 to Woodland 1 TPO 627/1993:

T1, Oak

- Cut back secondary branches overhanging orangery by 2m.

Reasons for proposed tree works:

T1, Oak

- "The tree overhangs above our orangery and as expected from a large Oak, it sheds a substantial amount of foliage and acorns. These are manageable in my garden floor whereby I hire a gardener to come every few weeks to clear out. However, one particular branch overhangs over the orangery and clogs the gutter/drain pipes where they fall from the roof. I am a 79 year old man and struggle to continually clear this myself and I am unable to get to the roof to clear this out every few days in winter and it is too costly to have a professional do this every week. This is occasionally causing some flooding during heavy periods of rain at the bottom of my drive as the pipes are blocked. I would therefore like to formally request permission to trim back some of the branches only so that it does not hang directly over the Orangery but over the garden instead. I attach an image below of said tree and the branches in relation to this application."

The consent is granted subject to the following conditions:

1. The above works must be completed before **20 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'. Ensuring all branches are taken back to suitable growth points, and a natural form is maintained.
3. Climbing spikes shall not be used whilst undertaking any form of works on living trees to be retained.

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. Climbing spikes can cause 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 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

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