

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 22nd February 2021
My ref: SD/TPO/788/1996/202247



**WOKINGHAM
BOROUGH COUNCIL**

Mr. Edward Vasgen
Tudor House
The Devil's Highway
Crowthorne
Berkshire
RG45 6BJ

Environment
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Dear Mr. Vasgen,

TREE PRESERVATION ORDER NUMBER 788/1996
APPLICATION NUMBER: 202247
SITE ADDRESS: 21 LINKWAY, CROWTHORNE RG45 6ES

I am writing to you regarding your application to carry out works to a tree at 21 Linkway where it overhangs your property, Tudor House, The Devil's Highway and following my visit on Monday 15th February 2021 to assess at the proposed tree works.

You have applied to carry out the following works:

- T1, Scots Pine - Prune back by 3.75 metres over the garden of Tudor House

The reason given for this work is to reduce the incidents of branches falling over the garden of Tudor House.

As we discussed at our meeting, the proposed lateral reduction of 3.75m constitutes major pruning works which would create large pruning cuts in the canopy of the tree which act entry points for decay pathogens. Where decay enters the structural framework of the tree, it can undermine other healthy retained branches within a tree's canopy.

The loss of branch tips reduces the tree's stored energy reserves resulting in a decline in tree health. As the proposed reduction would cut back beyond the foliage line, the works would likely leave dead branch stubs in the canopy of the tree. The proposed works could therefore in the longer term, increase the risk of branches and deadwood falling from the tree over the garden of Tudor House and detract from the wider amenity value of a significant protected tree.

In view of these considerations, your Tree Preservation Order application to reduce the lateral spread of the Scots pine by 3.75m over the garden of Tudor House is refused.

The Borough Council is sympathetic to the anxiety caused by the spread of the tree's canopy in relation to your property and in view of this, Wokingham Borough Council consents, with conditions, to the following lesser work being carried out to tree(s) included in the above-mentioned Tree Preservation Order (TPO) in order to reduce the canopy overhang in relation to Tudor House:

Approved Tree Works:

T1 Scots Pine

- Prune back extended lower lateral branches over the garden of Tudor House by approximately 2-2.5m to nearest suitable reduction point to leave a sympathetic canopy outline. Pruning cuts shall not exceed 100mm diameter.

The work is intended to reduce the wind loading and weight of larger branches over the garden of Tudor House whilst keeping the size of any pruning cuts to a minimum.

The consent is granted subject to the following conditions:

1. The above works must be completed before 22nd February 2023 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'. In accordance with BS:3998 2010 pruning cuts should not exceed 100mm diameter.
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).
3. Spikes can cause extensive long-term damage

Informative:

If you are aggrieved by the refusal of consent to reduce the lateral spread of the Scots Pine by 3.75m or by any of the conditions attached to your consent for a lighter canopy reduction, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you currently can only make a planning appeal online. You cannot apply by post.

For more information go to:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

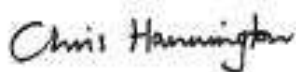
Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

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