

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 19 January 2026
My ref: TF/TPO/4/1960/252878



WOKINGHAM BOROUGH COUNCIL

Mr James Smith
L. Smith Tree Surgery
105 Kenilworth Road
Fleet
GU51 3AY

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

Tel: (0118) 974 6000

Dear Mr Smith,

TREE PRESERVATION ORDER NUMBER: 4/1960
APPLICATION NUMBER: 252878
LOCATION: 3 LAKE VIEW, WOKINGHAM, RG40 2EW

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 24 November 2025.

I can confirm Wokingham Borough Council **consents with conditions**, to the following work being carried out to tree(s) included in the above-mentioned Tree Preservation Orders (TPO):

Approved works to A1 of TPO 4/1960:

T1 Oak:

- Fell and grind out stump; replace.

Reasons stated for works:

T1 is located in the rear garden of 3 Lake View on the rear boundary, with a minor phototropic lean to the South. The overall crown vitality is fair with the leaf isolated to the end of the branches, with no epicormic growth on the main stem, and no visible pruning to suggest epicormic has been removed. There are three historical wounds, at 8m, 15m and 18m above ground level, with a recent branch failure on the south side at approx. 18m. The large wound on the main stem at 8m is located at the union of large structural branch extending to the East, and overhanging Waterloo Road, which in addition there is a cavity on the south side approx. 1-2m below the wound on the Northside, indicating the decay from has progressed down the main stem. There is wound wood around the wound, but a lack of reactive wood on the mainstem around the wound and decay, indicating the tree is not adequately reinforcing the structural integrity of the decay or cavity, which given the position of decay, there is an increased risk of stem failure due shear stress of the lever arm of the upper crown, and mechanical stress on the branch attachment. The isolated crown with excessive crown height, leading to increase lever arm stress

of the stem around the point of decay at 8m, therefore posing a risk to residents and public access on Waterloo Road. The fair, isolated canopy, and lack of epicormic growth on the stem and crown, indicates the tree has reduced/low energy levels, which suggests that a crown reduction of any scale would have a detrimental impact on the tree health and the tree is unlikely to respond to the reduction. We are requesting the works, due to the risk the tree poses to the highway, and residential gardens, through potential main stem failure at 8m and with lack of alternative option which would minimise the detrimental impact on the tree health. We would like to remove and replant the tree. Photographs of the tree and wound are included in the application.

Officer comments:

The submitted arboricultural evidence demonstrates significant structural defects, including a significant branch failure wound and associated cavity at approximately 8m on the main stem, with indications of progressive decay and insufficient reactive growth to maintain structural integrity consequently increasing the risk of stem failure.

The sparse crown, limited adaptive growth and absence of epicormic growth suggests low physiological energy reserves, indicating that crown reduction or retention works are unlikely to be tolerated and would not adequately mitigate the identified risk.

Given the proximity to the highway (Waterloo Road) and residential properties, and the elevated risk to public safety, removal is considered justified. No reasonable arboricultural alternatives are available that would retain the tree without unacceptable risk and a significant reduction in visual amenity.

The consent is granted subject to the following conditions:

1. The above works must be completed before **19 January 2028** 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. Replacement planting: Following the removal of the subject Oak tree as authorised by this consent, a minimum of one replacement Oak tree must be planted within the rear garden of 3 Lake View, Wokingham.

The replacement tree must be planted during the planting season (Nov-March) following or at the time of the felling of the original tree, whichever is soonest following the permitted tree works.

The new tree(s) should be a minimum of 2m tall. Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 ‘Trees: from nursery to independence in the landscape – Recommendations’.

Should the replacement tree be removed, die, or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree of a similar size and

species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Wokingham Borough Council Tree and Landscape Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reasons for conditions 1-3...

1. To ensure that our records remain accurate.
2. To ensure that tree removal and associated operations are carried out in a manner that minimises avoidable damage and accords with recognised best practice.
3. To maintain canopy cover in the Borough for the benefit of the local environment and amenity.

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 may 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

cc. Applicant - Mr Stuart Mitchell, 3 Lake View, Wokingham, RG40 2EW

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



WOKINGHAM BOROUGH COUNCIL

Application Reference:

TF/TPO/4/1960/252878

Please return this form to confirm that you have planted the replacement tree/s required under a tree replacement duty or planning condition.

Please post to:

or email to: development.control@wokingham.gov.uk

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

Application Number: 252878

I (*state your name*)

of (*state your address*)

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Location of trees (*if different from the address above*)

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Telephone number.....

Email address.....

Confirm that (*state number of trees planted*) were planted

on (*state date*) in accordance with either the duty to replace tree/s or a
planning condition as imposed under the Town and Country Planning Act.

The tree/s planted are (*state species e.g. Oak*)

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Signed: Date:

If you need any help filling out this form please contact the Tree Officer on: (0118) 974 6000

Important Note:

If you do not return this form then the land charges register may not hold up to date records on the tree preservation order/s covering your property, which could cause difficulties if you come to sell your house in the future.

Any further comments:

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