

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 23 February 2026
My ref: CY/TPO/3/1951/4/1961/253091



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: 3/1951 AND 4/1961

APPLICATION NUMBER: 253091

LOCATION: 66 ANTRIM ROAD, WOODLEY, WOKINGHAM, BERKS, RG5 3NY

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 18 December 2025. Please accept my apologies for this late reply.

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 3 of TPO 3/1951 and Area 1 of 4/1961:

You have applied to carry out the following works:

T1, Oak

- Crown reduction by approx. 2m to the south, and approx. 1.5-2m of the height

Reasons stated for works:

The location of the tree means it is exposed to significant wind stresses which are likely to lead to branch failure. The pruning will have a positive long-term impact upon the sustainability of the tree. The tree is upsetting adjacent neighbours, and it is hoped that the proposed works will help to reduce and prevent future conflict with surrounding residents. The tree is beginning to dominate and whilst the residents like and enjoy the positive aspects of the tree, they do not want it to become any larger and therefore want to manage it to contain the size and spread of the tree, to prevent future problem.

Reasons for Refusal:

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 such an extensive height reduction and crown reduction to the south are in the interests of health and safety or based on any arboricultural need.

As stated in the Council's decision letter for application number 252509, neighbour concerns, while acknowledged, do not override the TPO's statutory purpose. Generalised neighbour dissatisfaction, such as the tree "upsetting neighbours" is not an arboricultural reason to prune a protected tree. The Council must balance private preferences against the public benefit of retaining mature tree cover. In the absence of direct damage or safety issues affecting nearby properties, such concerns alone cannot justify significant crown reduction.

Due to the reasons stated above your application has been refused.

Any future applications submitted providing clear evidence and justification for additional tree works, if required, will be duly considered.

It is noted that the tree is growing in close proximity to a group of trees to its west and the tree crown is in conflict with these trees. A south facing lower branch is overextending, with vertical growth interfering with the remaining crown, the following lesser works are approved to reduce the overextending south facing branch and prevent conflict to trees located to the west.

I can confirm 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):

Approved tree works to Woodland 3 of TPO 3/1951 and Area 1 of 4/1961:

T1, Oak

- Crown reduction by a maximum of 1m
- Reduce overextending, south facing branch by a maximum of 2m
- Remove major deadwood (exempt)

The consent is granted subject to the following conditions:

1. The above works must be completed before **23 February 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'. Pruning cuts to be taken back to suitable growth points. Crown reduction to be limited to tertiary growth only.

Reasons for conditions 1-2

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.

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,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive, slightly slanted style.

Chris Hannington
Trees and Landscape Team Manager

cc. Applicant: Paul Cooper, Site Address: 66 Antrim Road, Woodley, Wokingham, RG5 3NY

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