

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 21 August 2025
My ref: TF/TPO/1299/2009/251445



WOKINGHAM BOROUGH COUNCIL

Mrs Alison McRae
191A Finchampstead Road
Wokingham
RG40 3HE

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

Dear Mrs McRae

TREE PRESERVATION ORDER NUMBER: 1299/2009

APPLICATION NUMBER: 251445

LOCATION: LAND TO THE FRONT OF 191A FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 3HE

I am writing to you regarding your application to carry out works to protected tree(s), which was received on the 17 June 2025 and validated on the 19 June 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 G2 of TPO 1299/2009:

G2, Oak:

- Repair work to driveway within the Root Protection Area (RPA) of TPO tree.

Reasons stated for works:

Roots of tree have damaged concrete base layer and paving stones of driveway, consequently stones are raised creating a trip hazard. Root requires pruned to create flat driveway.

The consent is granted subject to the following conditions:

1. The above works must be completed before **21 August 2027** and in the event of the works not being completed by that date, further consent will be required.
2. All root pruning must be carried out in accordance with the principles and best practices outlined in BS 5837:2012 - Trees in relation to design, demolition and construction: Recommendations: Section 7.2 and BS 3998:2010 - Tree work - Recommendations. The following must be adhered to:
 - a. Arboricultural Supervision – It is recommended that the root pruning work should be carried out under the supervision of a suitably qualified arboriculturalist. A brief

written statement confirming the arboricultural supervision and outcomes should be submitted to the Local Planning Authority within 14 days of completion.

- b. Root Investigation - Prior to any cutting of roots, manual excavation to carefully expose roots in the proposed work area to assess their size, location, and health.
- c. Root Pruning Restrictions - Roots with a diameter greater than 50mm must not be severed without prior written agreement from the Local Planning Authority.
- d. No root shall be cut closer than 1.5 metres to the trunk of the subject tree unless otherwise agreed in writing.
- e. Tool Usage - Clean, sharp tools must be used to make all root cuts to ensure clean wounds and reduce the risk of pathogen ingress. Damaged or torn roots must be recut to a clean finish.
- f. Root Protection Measures - Following root pruning, if the roots are to remain exposed for any length of time they must be covered immediately with moist hessian or similar material and backfilled with topsoil as soon as possible to prevent desiccation and infection.
- g. This consent does not authorise any above ground works to the tree(s). A separate application must be made for any such works.

Reasons for conditions 1-2...

- 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

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 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