

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 06 February 2026
My ref: CY/TPO/776/1996and1931/2023/253045



WOKINGHAM BOROUGH COUNCIL

Mr Keiron Hart
Tamla Trees Ltd
Vintners
Fugelmere Road
Fleet
GU51 3BB

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

Tel: (0118) 974 6000

Dear Mr Hart,

TREE PRESERVATION ORDER NUMBER: 776/1996 AND 1931/2023

APPLICATION NUMBER: 253045

SITE ADDRESS: STANBURY PARK, SOUTH LODGE, WELLINGTON COURT, SPENCERS WOOD, WOKINGHAM, BERKS, RG7 1BN

I am writing to you regarding your application to carry out works to protected tree(s), which was validated on the 14 December 2025.

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 Group1 of TPO 776/1996 and Single 1 of TPO 1931/2023:

G1, Wellingtonia and T1, Oak

- Ground works and associated fibrous root pruning to install / extend a root barrier 79m in length and 3.5m in depth.

Reasons stated for works:

- Trees have been positively implicated in subsidence damage.*
- The proposal seeks to install a root barrier which will remove small fibrous roots to facilitate installation and retain the tree.*
- This is an extension to a previously installed barrier.*

Officer comments:

The Wokingham Borough Council consented to Installation of a root barrier 2m in length and 3m in depth with associated groundworks and fibrous root pruning at the subject address on 7 May 2025 (250584). The current application proposes to extend the consented root barrier to surround the property.

The following reports and data were submitted to support the application.

Report title	Reference	Date
Arboricultural Report and Site Investigation at South Lodge	AS/BL/TS-01/30.06	30 June 2015
Tree Protection Plan v.3	05311P_TPP_01 Rev.B	12 December 2025
Site Investigation Report	7527	28 February 2024
Site Investigation Factual Report	472002	Undated. Date of Visit: 6 November 2017
Monitoring Report	9595	September 2017
Engineers Site Inspection Report	15144.E01	July 2015
Level monitoring data	n/a	Undated. Latest data point 16 October 2025

The Council had consented to the installation of a root barrier in 2025, and it was established that the reported level changes are caused by drying from water uptake of the tree roots. However, the proposed extended root barrier is located within the root protection area of TPO 1931/2023, T1, Oak, and no assessment or management recommendation regarding this protected tree was submitted.

In the absence of sufficient information to enable an assessment of the likely impact of the proposed works on the protected tree, the application is hereby refused.

Due to the reasons stated above the above proposed root barrier installation is refused.

Any future applications submitted will be considered on their merits. It is recommended the Arboricultural Report and the Tree Protection Plan should be updated to include assessment and management recommendation, if any is deemed necessary, of TPO 1931/2023, T1.

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 can currently 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 Officer via email to: 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. William Hunt Consulting, Seven Stars House, 1 Wheler Road, Coventry, CV3 4LB

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