

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 5 February 2025
My ref: CY/TPO/1196/2007/243065



WOKINGHAM BOROUGH COUNCIL

Mr Barrie Callender
44 Farnesdown Drive
Wokingham
RG411LD

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

Dear Mr Callender,

TREE PRESERVATION ORDER NUMBER: 1196/2007

APPLICATION NUMBER: 243065

LOCATION: 44 FARNESDOWN DRIVE, WOKINGHAM, BERKS, RG41 1LD

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 4th December 2024 and validated on 10th December 2024.

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

Proposed tree works to Single 1 of TPO 1196/2007:

T1, Oak – Crown lift by approx. 4.5m and crown reduction of canopy over the garden of no. 44 Farnesdown Drive by 2m.

Reasons stated for works:

We would like the Oak Tree to have a shape more like it had before Network Rail removed branches. As can be seen from Google Maps and especially image PXL_20240507_181714985.jpg the tree may well be touching roof tiles next year, if not this year.

Officer comments:

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 the trees are dangerous or diseased or that the proposed work is in the interests of health and safety.

Works to trees can usually be justified if parts of a tree are actually or can (for example through wind movement in the canopy) come into contact with people and/or structures. These works would be undertaken to prevent damage to the tree and to the person and/or structure. But at

the council tree officer's site visit, the tree crown, though out of leaf, is only growing close to 44 Farnesdown Drive on its southern side.

The subject oak had been pruned on the railway side, leaving a slightly unbalanced tree crown. However, in order to create a balanced crown shape, over 30% of the tree crown will need to be removed. It will result in a loss of leaf and live material on all sides of the tree crown; and create multiple pruning wounds that would become entry points for disease and decay causing organisms.

In view of the above, Wokingham Borough Council has concluded that the proposed works as outlined (above) in your application, would be excessive and harmful to both the health and wider visual amenity of the tree. However, if there are concerns over a tree's structural integrity the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence i.e. full VTA, aerial inspection (with photographs of all bio-mechanical defects) and results of any internal decay detection investigations of the lower main stem and/or scaffold branches (i.e. Sonic Tomograph and/or Resistograph Drill) to justify the proposed works.

Due to the reasons stated above the proposed tree works has been refused.

However, I can confirm that Wokingham Borough Council **consents, with conditions**, to the following lesser works being carried out to the tree(s) included in the aforementioned Tree Preservation Order (TPO):

Approved Tree Work to Single 1 of TPO 1196/2007:

Oak

- Pruning on the southern side of the canopy to provide a maximum clearance of 2m to the roof of 44 Farnesdown Drive, Wokingham
- Crown clean removing any dead, diseased, or dysfunctional branches back to suitable reduction points

The consent is granted subject to the following conditions:

1. The above works must be completed before **5 February 2027** 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'. Ensuring all pruning cuts are taken back to suitable growth points.
3. Climbing spikes shall not be used whilst undertaking any form of works on living trees to be retained.

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) and ensure works are undertaken in accordance with recognised arboricultural good practice.
3. Climbing spikes can cause extensive long-term damage to trees.

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