

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 2 December 2025
My ref: TF/TPO/1369/2010/252357



WOKINGHAM BOROUGH COUNCIL

Mr Warren Aspey
Aspeys Tree and Garden Services
The Oaks
Coopers Hill
Eversley
Berkshire
RG27 0QA

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

Tel: (0118) 974 6000

Dear Mr Aspey,

TREE PRESERVATION ORDER NUMBER: 1369/2010

APPLICATION NUMBER: 252357

LOCATION: 3 BIGSHOTTE COURT, WOKINGHAM, BERKSHIRE, RG45 6WR

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 30 September 2025 and validated on the 08 October 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 W1 of TPO 1369/2010:

T1, Norway Maple:

- Fell to ground level.

T2, Oak:

- Fell to ground level.

Reasons stated for works:

Both trees were assessed by the Local Authority Tree Officer during a previous visit and both have significant decay in the base with little amenity or wildlife value and both are within falling distance of the house or the neighbour's house.

Officer comments:

A detailed inspection was carried out by the Council's Tree Officer during a site visit to assess the subject trees for lesser works. This inspection revealed that both trees contain extensive longitudinal open cavities extending from ground level and ascending the main stems, with insufficient residual wall thickness to ensure structural stability. The defects observed represent significant structural compromise. Due to the extent of decay, the open cavities and limited sound wood remaining, the trees are considered to have a high likelihood of partial or total stem failure.

The trees now stand within established residential garden areas, where there is frequent occupation by residents and where the target value is therefore assessed as high. The structural condition of the trees is such that the risk cannot reasonably be mitigated through pruning, habitat creation, or other non-felling options. For this reason, the removal of the two subject trees is considered necessary and proportionate.

The Council recognises the biodiversity importance of standing deadwood and retains such features where they can be left safely. However, biodiversity benefits must be balanced against unacceptable levels of foreseeable risk, especially within high-use residential environments. In this case, because the trees exhibit major structural defects at their base and throughout the main stems they cannot safely be retained as standing deadwood.

The decision is based on structural condition. Trees may be biologically healthy while still being mechanically unsound. The assessment of risk is based on clear structural defects observed on site, not on general appearance or vitality.

Objections received refer to alleged breaches of planning conditions relating to past development of the site. These matters fall under the remit of planning enforcement and development management, and they cannot be considered as part of a TPO tree works application. Under TPO regulations, the Council must determine applications solely on arboricultural and safety grounds, not on issues relating to previous planning consents. Therefore, outstanding planning issues cannot justify withholding consent where the arboricultural evidence shows the trees pose an unacceptable risk.

Having considered the structural defects, high risk of failure and the high target occupancy of the location the Council concludes that the removal of the two trees is necessary for safety reasons.

The consent is granted subject to the following conditions:

1. The above works must be completed before **02 December 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’.

Reasons for conditions 1-2...

1. To ensure that our records remain accurate.
2. To ensure that all approved tree works are undertaken safely and to an appropriate professional standard, minimising risk to people, property.

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

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant - Mr Derek Bradley, 3 Bigshotte Court, Wokingham, Berkshire, RG45 6WR

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