

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 27 November 2024
My ref: SCD/TPO/1427/2012/242581



WOKINGHAM BOROUGH COUNCIL

Mr Josh Pritchard
GroundLord Ltd
The Carpenters Workshop
Litchfield
Whitchurch
Hampshire
RG28 7PP

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

Dear Mr Pritchard,

TREE PRESERVATION ORDER NUMBER: 1427/2012
APPLICATION NUMBER: 242581
LOCATION: 2 VENNING ROAD, ARBORFIELD RG2 9LU

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

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 Area 1 of TPO 1427/2012:

T13 - Whitebeam

- Cut back branch closest to building by 3m, to give a 3m clearance.

Reasons stated for works:

- Tree is too close to the building and can cause damage.

Reasons stated for refusal:

T13 is a mature Whitebeam growing in a visually prominent location to the front of 2 Venning Road. The tree's upper canopy overhangs the roof the property. Wokingham Borough Council accepts that work is required to reduce the tree in order to create reasonable clearance to the adjacent residential property, however the proposed reduction of 3m is excessive.

A 3m reduction as proposed to create 3m canopy clearance to the dwelling could include cutting back into the primary branch structure of the tree. This would harm the aesthetic form of the tree and creating large pruning cuts which would act as entry points for decay causing pathogens. In view of this, 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.

Due to the reason(s) stated above your application has been refused.

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

Approved Tree Works to Area 1 of TPO 1427/2012:

T13 - Whitebeam

- Reduce lateral spread on southeast half of canopy by up to 2.5m back to suitable pruning points to create 2m clearance to the adjacent residential property – See Figure 1. - overleaf.
- Branches will be made back to suitable pruning points and cuts will be graded into the surrounding canopy to create a natural-looking and sympathetic canopy shape.

Officer comments:

The approved works will create reasonable canopy clearance to the adjacent residential property with an allowance for future tree growth.

The consent is granted subject to the following conditions:

1. The above works must be completed before **27th November 2026** 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 will not exceed 100mm diameter. Pruning operations should strictly adhere to the aforementioned British Standard, with specific attention to be made to Section 7.
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 damage to trees.

Informative:

If you are aggrieved by the refusal of works or any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Your appeal must be submitted online.

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,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a large 'C' and a long horizontal stroke at the end.

Chris Hannington
Trees and Landscape Team Manager

cc. Applicant: Tivoli, Biggs Lane, Arborfield, Berks



Figure 1. – Indicative line of permitted canopy reduction

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