

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 17 March 2025
My ref: TF/TPO/1955/2024/250001



WOKINGHAM BOROUGH COUNCIL

Mr Vaughn Fisher
91 Reading Road
Woodley
Wokingham
RG5 3AE

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

Dear Mr Fisher,

TREE PRESERVATION ORDER NUMBER: 1955/2024
APPLICATION NUMBER: 250001
LOCATION: 91 READING ROAD, WOODLEY, WOKINGHAM, RG5 3AE

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 02 January 2025 and validated on the 21 January 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 Single 1 and 2 of TPO 1955/2024:

T1, Oak: Fell.
T2, Oak: Fell.

Reasons stated for works:

We wish to cut them down to prevent further damage to any property both ours and our neighbours. We have complaints from neighbours regarding damage to sewer lines in their property as well as severe nuisance due to leaves and residue build up on the vehicles. The application was not approved when we put an offer on the house +-17/07/24. The previous owner in her substantiation to have the TPO's simply stated she didn't want the new owners to cut down the trees. This as a reason to request and grant TPO's has impeded the maintenance and repairability of our newly bought property. We only took ownership in November. To date we have had three visits already to unblock the sewer lines due to heavy root infestation and damage caused by routes related to these trees. Furthermore, these trees represent a high safety concern for us as they prevent exiting and entering the property onto the motorway. As referenced in the tree survey these trees block the view of any traffic approaching

Reasons stated for refusal:

The subject Oak trees are situated in a prominent location clearly visible from the surrounding public highway making a significant contribution to the street scene and appearance of the local area. The trees currently form an attractive composite crown which is of high amenity value being the only two mature trees in the immediate vicinity, consequently they are an important landscape feature.

Tree roots do not search for sewer pipes but follow water gradients in the soil. If these lead to a leaking pipe then roots will tend to grow along lines of least resistance such as are likely to be found around cracked, poorly installed or leaking pipework. Since there is no way in which roots can 'sense' the presence of water within intact pipes, sewers and drains almost always must be leaking before roots are attracted to them.

Roots will not penetrate intact services, but they can exploit existing defects, particularly defects in pipe joints, cracks in foul or surface water drains or inadequate pointing of an inspection chamber. If internal conditions are conducive to root growth i.e. moist and aerated, the root may proliferate and ultimately block the drain or duct.

However, removing the tree seldom resolves the problem as the drain remains damaged and can leak (possibly causing foundation damage to driveways) or may be infiltrated by the roots of other trees and shrubs unless the drain is repaired. Tree roots do not usually cause the initial damage to the drain and will only enter drains which are already damaged and leaking. The specific cause for the initial damage to the drain has not been proven. Once the drain has been re-lined correctly and is watertight, which is the recommendation for any leaking pipework, roots should not affect them.

The residue build up is likely a result of aphids feeding on the leaves of the trees during summer, this is simply sugar water that can be removed from surfaces with warm soapy water. Any sap that lands on natural surfaces, such as borders and lawns will be washed into the soil to be re-absorbed by plants. Trees shed leaves in the autumn over a short period of approximately one month. Fallen leaves may be a seasonal nuisance but once removed would not present a problem for another year. Leaves that are collected up can be used as garden mulch, any leaves left in borders would also rot down quite quickly, releasing nutrients back into the soil. The clearing of residue and fallen leaves is considered part of normal property maintenance and is not sufficient justification for the removal of significant landscape trees.

The subject trees are located to the left as you exit the driveway and therefore would not obstruct sight lines when looking to the right as you exit. Sightlines to the left whilst exiting would only be obstructed as you pass the tree and, with at least 1.5m of grass verge and pavement before entering the road, visibility splays of the road in both directions would be restored before entering the road.

Due to the reasons stated above your application has been refused.

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). You can only submit a planning appeal online.

For more information go to:

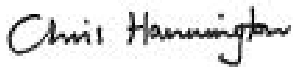
<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

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,



Chris Hannington
Trees and Landscape Team Manager