
From: Chris Hannington
Sent: Thursday, October 12, 2023 4:28 PM
To: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>
Cc: Jason Varley <Jason.Varley@wokingham.gov.uk>
Subject: RE: Edgewood, St Anne's Manor - TPO issue

Thanks for the call Suraj.

As discussed just now, for various good reasons, tell them to get their arb consultant to put in an application for remedial works.

Kind regards,

Chris Hannington BSc (HONS) MPhil CMLI MRTPI
Team Manager – Planning Trees and Landscape

Wokingham Borough Council

Please submit your application electronically via the Planning Portal website at:

<https://www.planningportal.co.uk/>

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Website: www.wokingham.gov.uk



From: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Sent: Friday, September 29, 2023 2:32 PM

To: TreesandLandscape <TreesandLandscape@wokingham.gov.uk>; Chris Hannington <Chris.Hannington@wokingham.gov.uk>

Subject: Edgewood, St Anne's Manor - TPO issue

Hi guys,

I was wondering whether I could get some guidance/advice on cutting of branches at TPO-1359-2010.

Approval for development has been granted and we need to ensure that the developer doesn't cut any further branches as they cross the boundary line.

Please let me know.

Kind regards,

Suraj Phandey

Suraj Phandey

Planning & Compliance Officer

Wokingham Borough Council

Email: suraj.phandey@wokingham.gov.uk

Telephone:

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DISCLAIMER

Please note, this email is an opinion of an officer of this council which is of an advisory nature only, and is given without prejudice to any formal decision taken in respect of development under the Town and Country Planning Act.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Chris Hannington
Sent: Friday, October 13, 2023 10:50 AM
To: Sarah Castle <Sarah.Castle@wokingham.gov.uk>; Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>
Cc: Planning Enforcement <Planning.Enforcement@wokingham.gov.uk>; Jason Varley <Jason.Varley@wokingham.gov.uk>
Subject: RE: St Annes and further illegal cutting of TPO Trees

Hi Sarah,

Suraj caught me yesterday and we decided that the best response would be to get the landowners arb consultant to inspect the trees, come up with a scheme of ameliorative work and put in a TWA.

It was felt that this was unlikely to be something we would prosecute but, because the damage was low down on the canopy (and hence shaded and unlikely to re-grow) and because the cuts, though clean, had not necessarily all been made to growth points, further work may be required. If required it should be applied for an approved in the normal way.

Kind regards,

Chris Hannington BSc (HONS) MPhil CMLI MRTPI
Team Manager – Planning Trees and Landscape

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Website: www.wokingham.gov.uk



From: Sarah Castle <Sarah.Castle@wokingham.gov.uk>

Sent: Friday, October 13, 2023 10:45 AM

To: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>; Chris Hannington <Chris.Hannington@wokingham.gov.uk>

Cc: Planning Enforcement <Planning.Enforcement@wokingham.gov.uk>; Jason Varley <Jason.Varley@wokingham.gov.uk>

Subject: RE: St Annes and further illegal cutting of TPO Trees

Suraj - It is not just a response from Chris, is also asking for an update to a meeting. Please respond to qus. 1 and 2 and explain that you are still waiting for comments from Trees. Chris – could you possibly ask one of your officers to take on with Suraj so we can deal with any breach/ offence. If Suraj has not yet visited then please can this be arranged. Given that TPOs could have potentially been damaged we may now have missed the boat re a prosecution. Has a IUC letter been sent?

1. How did the meeting go with on Friday?
2. As promised, please could you send me a copy of the communication you sent to the developer/neighbour (this is my fourth request for this)
3. Did you hear back from Landscaping? I assume they are in the same building as you? Can you drop by their desk and speed up the process?
4. What are the next steps?
5. Please provide me with an email address for the head of planning enforcement so that I can escalate this matter.

Kind Regards,

Sarah Castle

Sarah Castle BA(Hons), PGDip, MRTPI

Planning Enforcement Team Leader - Development Management & Compliance (*Senior Specialist*)

Wokingham Borough Council

Email: sarah.castle@wokingham.gov.uk

Telephone:

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Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>
In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council will shortly be introducing a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date.

Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

We have provided a [frequently asked questions](#) page to help with understanding the planning process.

From: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Sent: Thursday, October 12, 2023 3:58 PM

To: Jason Varley <Jason.Varley@wokingham.gov.uk>

Cc: Sarah Castle <Sarah.Castle@wokingham.gov.uk>; Planning Enforcement <Planning.Enforcement@wokingham.gov.uk>

Subject: RE: St Annes and further illegal cutting of TPO Trees

Hi Jason,

I have asked Chris H several times for a meeting to discuss this matter but have received no response from him, until I get his advice i don't have a response for .

If you are free, I would be happy to discuss the specifics of the case.

Kind regards,

Suraj Phandey

Suraj Phandey

Planning & Compliance Officer

Wokingham Borough Council

Email: suraj.phandey@wokingham.gov.uk

Telephone:

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From: Jason Varley <Jason.Varley@wokingham.gov.uk>

Sent: Thursday, October 12, 2023 2:17 PM

To: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Cc: Sarah Castle <Sarah.Castle@wokingham.gov.uk>; Planning Enforcement <Planning.Enforcement@wokingham.gov.uk>

Subject: RE: St Annes and further illegal cutting of TPO Trees

Suraj,

Please can you respond to this today, or latest tomorrow morning. Copy me in or speak to me if you're unsure about what to do.

Kind Regards,

Jason

Jason Varley BSc(Hons), MSc, AssocRTPI, ILM

Operational Manager – Development Management & Compliance (Senior Specialist)

Wokingham Borough Council

Email: jason.varley@wokingham.gov.uk

Telephone

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From: Planning Enforcement <Planning.Enforcement@wokingham.gov.uk>

Sent: Thursday, October 12, 2023 2:13 PM

To: Jason Varley <Jason.Varley@wokingham.gov.uk>; Sarah Castle <Sarah.Castle@wokingham.gov.uk>; Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Cc: Planning Enforcement <Planning.Enforcement@wokingham.gov.uk>

Subject: FW: St Annes and further illegal cutting of TPO Trees

Afternoon all

Jason & Sarah, I'm forwarding this to you as asked for the email for the head of Enforcement, along with the other requests.

Kind Regards,

Anne

Anne Barden

Planning Technician

Development Management & Compliance

Wokingham Borough Council

Email: planning.enforcement@wokingham.gov.uk

Telephone: 0118 974 6000

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We have provided a [frequently asked questions](#) page to help with understanding the planning process.

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On Wed, 6 Sept 2023 at 19:29, Peter Dennis
<Peter.Dennis@wokingham.gov.uk> wrote:

Hi Joanna, Suraj,
Please keep us informed of progress especially in the light of the fact of the previous tree destruction that the council has decided not to follow through because of the required burden of proof required.
Thank you,

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: Tuesday, September 5, 2023 9:55 AM
To: ; Planning Enforcement
<Planning.Enforcement@wokingham.gov.uk>
Cc: Peter Dennis <Peter.Dennis@wokingham.gov.uk>; Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>
Subject: RE: St Annes and further illegal cutting of TPO Trees

Good morning, ,

Thank you for your email. I can confirm that no application has been submitted to the Council for approval of details secured by condition.

I will liaise with our Enforcement team in relation to the cutting back of trees.

Kind Regards,

Joanna

Joanna Carter LLB LLM MA

Senior Planning Officer

Planning, Delivery and Compliance

Place & Growth

Wokingham Borough Council

From: Tobias Fox <Toby.Fox@wokingham.gov.uk>
Sent: Friday, January 26, 2024 5:03 PM
To: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>
Cc: Chris Hannington <Chris.Hannington@wokingham.gov.uk>
Subject: RE: St Anne's Unauthorised tree cutting

Hi Suraj,

Apologies for my delayed response. I would normally include my recommendation as a condition of consent (as below) within the Decision Notice if, for example, the proposed work specification is vague and needs to be tightened to remove any ambiguity and risk of excessive works being carried out:

- *Crown Lift trees to 3m above ground level.*
- *The Council considers the proposed crown lift acceptable on the condition that pruning is restricted to the tip reduction of minor tertiary and secondary branch ends only to create some vertical lift of the tree canopy to 3m above ground level and must avoid the removal*

of main structural branches and branches in excess of 70mm in diameter back to the main stem.

However, the applicant can now submit the above as their work specification. These works would need to be submitted to the Council within a formal tree works application and written consent given before any works are carried out. I hope this clarifies things but if you have any further queries, please don't hesitate to contact me.

Kind regards

Toby Fox

Tree Officer

Community, Heritage, Green & Blue Infrastructure

Place & Growth | Wokingham Borough Council | Shute End | Wokingham | Berkshire | RG40 1BN

Email: toby.fox@wokingham.gov.uk

Web: www.wokingham.gov.uk

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Sent: Thursday, January 18, 2024 2:51 PM

To: Tobias Fox <Toby.Fox@wokingham.gov.uk>

Cc: Chris Hannington <Chris.Hannington@wokingham.gov.uk>

Subject: RE: St Anne's Unauthorised tree cutting

Hi Tobias,

Thank for very much for getting back to me so quickly, much appreciated.

Could I ask for a massive favour, could you please put the requirements in bullet points as I need to get back to the complainant and owner of the land and make the response as simple as possible.

Apologies for being a pain but I know they will not understand what we require from them if the response is too technical.

Thanks in advance.

Kind Regards,

Suraj Phandey

Suraj Phandey

Planning & Compliance Officer

Wokingham Borough Council

Email: suraj.phandey@wokingham.gov.uk

Telephone:

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Website: www.wokingham.gov.uk



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Tobias Fox <Toby.Fox@wokingham.gov.uk>

Sent: Wednesday, January 17, 2024 12:27 PM

To: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Cc: Chris Hannington <Chris.Hannington@wokingham.gov.uk>

Subject: RE: St Anne's Unauthorised tree cutting

Hi Suraj,

From the documents and photos provided it appears the larger diameter branch that was reduced was dead and/or decayed and the majority of the remaining pruning was of small diameter secondary/tertiary growth to provide adequate lower crown clearance which would normally be given consent.

The recommended works within the arboricultural report to crown lift the trees appears to be reasonable and consent would normally be given on the condition that pruning is restricted to the tip reduction of minor tertiary and secondary branch ends only to create some vertical lift of the tree canopy to 3m above ground level and must avoid the removal of main structural branches and branches in excess of 70mm in diameter back to the main stem.

I hope this clarifies things but if you have any further queries please do not hesitate to contact me.

Kind regards

Toby Fox

Tree Officer

Community, Heritage, Green & Blue Infrastructure

Place & Growth | Wokingham Borough Council | Shute End | Wokingham | Berkshire | RG40 1BN

Email: toby.fox@wokingham.gov.uk

Web: www.wokingham.gov.uk

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Sent: Tuesday, January 16, 2024 4:00 PM

To: Tobias Fox <Toby.Fox@wokingham.gov.uk>

Cc: Chris Hannington <Chris.Hannington@wokingham.gov.uk>

Subject: RE: St Anne's Unauthorised tree cutting

Hi Tobias,

I hope you are well.

I am hoping to contact the complainant with a quick update, would you be able to give me a rough timeframe for when I can expect to receive your comments on the arb report from

?

Appreciate this.

Kind Regards,

Suraj Phandey

Suraj Phandey

Planning & Compliance Officer

Wokingham Borough Council

Email: suraj.phandey@wokingham.gov.uk

Telephone:

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Website: www.wokingham.gov.uk



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Chris Hannington <Chris.Hannington@wokingham.gov.uk>

Sent: Friday, January 12, 2024 2:00 PM

To: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Cc: Tobias Fox <Toby.Fox@wokingham.gov.uk>; Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Subject: St Anne's Unauthorised tree cutting

Toby as the complainant is threatening an Ombudsman's complaint please can you give a second opinion on this and the arb report that Suraj will send you.

Kind regards,

Chris Hannington BSc (HONS) MPhil CMLI MRTPI

Team Manager – Planning Trees and Landscape

Wokingham Borough Council



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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>

Sent: Friday, December 1, 2023 1:42 PM

To: Chris Hannington <Chris.Hannington@wokingham.gov.uk>

Cc: Jason Varley <Jason.Varley@wokingham.gov.uk>; TreesandLandscape <TreesandLandscape@wokingham.gov.uk>

Subject: FW: Unauthorised tree cutting

Hi Chris,

I hope you are well.

Could you or one of your team please have a look at the attached ARB report and see if you are happy with the recommendations? This is a time sensitive matter so if you could give it some priority I would very much appreciate that.

I have attached some pictures of the site visit and a video provided by the Landowner.

I look forward to your response.

Kind Regards,

Suraj Phandey

Suraj Phandey

Planning & Compliance Officer

Wokingham Borough Council

From: Chris Hannington
Sent: Wednesday, January 17, 2024 2:19 PM
To: Tobias Fox <Toby.Fox@wokingham.gov.uk>; Suraj Phandey <Suraj.Phandey@wokingham.gov.uk>
Subject: RE: St Anne's Unauthorised tree cutting

Thanks Toby, much appreciated.

Kind regards,

Chris Hannington BSc (HONS) MPhil CMLI MRTPI

Team Manager – Planning Trees and Landscape

Wokingham Borough Council



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