

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242229
Address:	Pinewood Leisure Centre, Old Wokingham Road, Crowthorne, Wokingham, RG40 3AQ.		
Proposal:	Full application for the proposed erection of a new signal box to replace the old one.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The site is located in countryside, in a mixed species woodland which features mature trees. WBC own and lease out the land. Pine grow adjacent to the existing signal box.

I refer to submissions 233052; BS5837 Arboricultural Report AIA/AMS 06435/2024 July 24; signal box notes; landscaping statement; reason for new box and elevations 20.8.24 1A and 2A.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The AIA satisfactorily covers the tree aspects of the scheme. The replacement structure is similar in style and visual impact to the existing. I have suggested a condition to include the AIA in a planning consent.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS5837 'Arboricultural Report AIA/AMS 06435/2024 July 24'.

RL7 To secure the protection throughout the time that the development is being carried out of trees growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	3.10.24	Signed:	C Ramsey
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