

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250865
Address:	12 - 13 Market Place, Wokingham, RG40 1AL.		
Proposal:	Application to vary condition 2 and remove condition 4 of planning consent 242263 for the erection of a new bin store and landscaping works along with new trees. Following the removal of existing trees. Condition 2 refers to the approved details and condition 4 to a scheme of landscaping; the variation is to remove the proposed shrubs and alter the fencing, while the removal of condition 4 is due to details already having been agreed.		
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 Approved Landscape Drawing was 23.13MP.PO2 which proposed a timber sleeper wall along the boundary with a Beech hedge planted.

A revised Proposed Landscaping and Planting Plan 23.13MP.PO2 Rev. E 03.04.25 proposes the removal of the Beech hedge to be replaced by a timber slatted fence 1.5m high. Please confirm what a timber slatted fence looks like.

If a timber slatted fence is installed the Arboricultural Method Statement will need to be updated to include mitigation for post holes in the root protection areas. This was one of the reasons that a hedge was proposed for simplification, and also to replace the existing southern green edge to the site and retain the landscape character in a very urban environment.

Shrubs are still shown on the revised plan with a small tree symbol – which shrubs are proposed to be removed ?

Conditions & Reasons (if required)			
See comments above			
Date:	19.5.25	Signed:	