
MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260203
Address:	7 Maple Grove, Woodley, RG5 4JQ.		
Proposal:	Application to vary condition 8 of planning consent 221876 for the proposed erection of 1no. dwelling and detached garage. Condition 8 refers to Landscaping and the variation is to change the hedge from a Copper Beech hedge to a Conifer hedge.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes – 10/02/2026		

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

As per the condition indicated below, the Tree and Landscape Officer has no objection to the application to vary Condition 8 of planning consent 221876 for the proposed erection of 1no. dwelling and detached garage proposed. Condition 8 refers to Landscaping and the variation is to change the hedge from a Copper Beech hedge to a Conifer hedge.

The Officer does not object to the change of hedge from Copper Beech hedge to a Conifer hedge. During a recent site visit on 10/02/2026, the hedge planting type, Yew (*Taxus baccata*) was verbally referenced by the applicant. A precedent for this native evergreen planting was observed as a screening landscape element within a neighbouring property to the north of the Site. However, the drawing, 'Proposed Site Plan and Plans and Elevation of Double Garage, Plant Room/Bicycle Store and Bin Store' identifies the conifer hedge species as *Cuprocyparis Leylandii*. (Ref: Martin Butler Partnership, 22112-2-01, rev C) The plant schedule on this drawing suggests that the *Leylandii* would be 1500-2000m in height, 30-60cm spread, and installed with a spacing of 1-2 plants per linear metre. *Leylandii* is a fast-growing species, and there is insufficient space for this species in the current location indicated within the drawing. We would therefore like to see the *Leylandii* hedging replaced with Yew

on the drawing. The submitted Site Plan will need to be amended showing Yew hedging instead of Leylandii. Once this plan has been submitted the condition can be discharged.

Conditions & Reasons (if required)			
Date:	24/02/2026	Signed:	L. Abbott