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# MEMORANDUM

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| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                                                                                                                                                                                                                                         |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                                                                                                                                                    | <b>App No:</b> | 243193 |
| <b>Address:</b>             | Dun Elms, Nelsons Lane, Hurst, Wokingham, RG10 0RE.                                                                                                                                                                                                                                                           |                |        |
| <b>Proposal:</b>            | Full application for the proposed change of use of land for the stationing of mobile homes to form 5 no. additional Gypsy and Traveller pitches, the erection of 3 no. day rooms and 1 no. building to form a stable following demolition of the existing stables, plus associated hard and soft landscaping. |                |        |
| <b>Type of Development:</b> | Minor Gypsy and traveller pitches (1-9)                                                                                                                                                                                                                                                                       |                |        |
| <b>Site Visit Made:</b>     | 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 plot is partly a Gypsy/Traveller (G&T) site, located in Countryside, on a single-track rural lane. Trees subject to Tree Preservation Order (TPO) 1625/2018 grow on the three boundaries of the southern part of the site.

I refer to submissions and information 241486; planning statement 18.12.24; plans. Elevation and proposed – stable block 14.11.24 200 Rev A; site layout as proposed 501 Rev G 21.10.24 and arboricultural statement LAS\_754\_A 28.11.24.

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, Tree work – Recommendations and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

This iteration of development on the site can be seen to benefit tree T4 of the plans as it distances built forms from the tree, compared with other proposals. The arboricultural report offers sufficient mitigation for harm eg the demolition stage, so I have suggested a condition, if the application receives consent.

Landscaping is indicated on the site plan; I suggest a condition is included in any consent to detail this.

Regarding the impact of the proposal on the character of the location. Part of the area is designated as a G&T site. The changes follow the pattern of development on the site and will be mainly screened from public realm views by green infrastructure inside and outside the boundary, including TPO trees. Given the demarcations I have suggested a condition to retain trees and shrubs, assuming the application is approved.

#### Conditions & Reasons (if required)

CL4 – landscaping

CL6 – retention of trees and shrubs

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'arboricultural statement LAS\_754\_A 28.11.24' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

*RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges 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*

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| <b>Date:</b> | 4.3.25 | <b>Signed:</b> | C Ramsey |
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