

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242962
Address:	St Sebastian's C Of E Primary School, Nine Mile Ride, Wokingham, RG40 3AT.		
Proposal:	Full application for existing flat roof finishes to be replaced with new, to match existing style. Existing pitched roof to have all existing tiles removed and replace with new, to match existing style with two bat access tiles to be installed.		
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 within Countryside, set back from public roads. The north boundary is impacted by Tree Preservation Order (TPO) 1961/2024, A1 and A2, on all trees growing in March 2024. TPO 596/1993 impacts the south boundary and access route of the school.

I refer to submissions planning statement JD/6723 Nov 24; Landscaping Detail Statement 6723, 11.11.24; Proposed works to roof plan 3723 2002 P/0 11.11.24; PRA 28.2.24; BERS 1.8.24 and application form PP-13663397 13.11.24.

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

There find no landscape character issues as the works mainly replace like for like.

My concern is for the TPO and other trees that overhang the access routes and roofs. The application form states that there are no trees or hedges on or adjacent the site that could influence the development or might be important as part of the local landscape character. Looking at various submissions and aerial views I believe this is not the case. Will pruning for access of construction vehicles be required? Will trees overhanging the school buildings need to be pruned back to safely facilitate contractors and the roofing works? Some are TPO trees. If the answer to either of these questions is affirmative a BS5837:2012 survey will need to be undertaken, and a method statement submitted specifying pruning works. We can then assess the detail to ensure no harm occurs to the amenity.

As it stands, I suggest the application is contrary to policies such as CP1, CP3, CC03, TB21 and NPPF point 136.

Conditions & Reasons (if required)

n/a, at this time.

Date:	19.12.24	Signed:	C Ramsey
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