

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250360
Address:	Pinewood Leisure Centre, The Lodge, Old Wokingham Road, Crowthorne, Wokingham, RG40 3AQ.		
Proposal:	Full application for the proposed permanent siting of 2 no. wooden clad shipping containers on existing hardstanding for ancillary storage by tenants at the Pinewood site. (retrospective)		
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 in Countryside and features a group of buildings used for various leisure purposes. Pine and other trees cover much of the area and add to the verdant and exceptional appeal of the site. The containers are in place.

I refer to submissions and information plans and photographs July 2024; block plan 29.3.24; application form PP-13779540 14.2.25; planning statement and 241769.

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.

According to the application there is existing hard standing upon which the containers were placed. It can be seen from submissions of the current application that the containers and hard standing are in close proximity to trees and that this

could therefore harm their root health. It seems that containers/hardstanding and trees have co-existed for some time, but it is known that 'construction stress' and subsequent decline of trees can take many years to show. Given that the containers do not appear unduly out of place and remain discretely obscured because of the trees, I have suggested a condition to allow the application to comply with policies such as CC03, CP3 and TB21.

Conditions & Reasons (if required)

CL6 Retention of trees and shrubs

Date:	20.3.25	Signed:	C Ramsey
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