

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer	To (Case Officer):	Marcus Watts
Service	WBC Landscape and Trees	App No:	251318
Address:	Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 1no. 5 bedroom dwelling to include rooflights, 1no. balcony, 2no. Juliet balconies plus solar panels following demolition of existing dwelling.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

In response to Stuart Ryder's comments on this application dated 22nd July 2025, an up-to-date Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by PJC Consultancy dated 6th August 2025. This document indicates the majority of trees can be retained and adequately protected during the construction of the replacement dwelling.

I suggest the condition for the protection of trees is altered to comply with the current Arb report as detailed below. The other conditions suggested Stuart Ryder's comments will need to be included.

Conditions & Reasons (if required)

Protection of trees - (revised CL7)

- a) No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by PJC Consultancy dated 6th August 2025 (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.

Date:	3 rd September 2025	Signed:	C. Brimble
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