

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242858
Address:	106 Ellis Road, Crowthorne, Wokingham, RG45 6PH.		
Proposal:	Full application for the proposed erection of 1no. four bedroom dwelling, following the demolition of existing garage, plus new dropped kerb.		
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 was granted permission for similar application 211823.

I refer to submissions 211823; planning statement; Arboricultural Impact Assessment 1779, 4.11.24 and Proposed block plan and street scene 20-067-101 C 27.4.21.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens 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.

The root protection area (RPA) for T10 has erroneously not been adjust for the root impermeable surface of the road – points 4.6.2 and 4.6.3 of the BS5837;2012 refer. The adjusted RPA would not impact this scheme, but it might others at nos. 106 and 102, should they apply for applications, so this should be borne in mind by them.

As this application is principally the same as consented 211823, I have suggested similar conditions to allow the scheme to comply with the T&L parts of the policies above.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Impact Assessment 1779, 4th November 2024' (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

CC1:boundary treatments

CL4:landscaping

Date:	3.12.24	Signed:	C Ramsey
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