

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242200
Address:	Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ.		
Proposal:	Full application for the proposed erection of 1 no. single storey storage building in association with the existing use of Beech Court, plus changes to parking layout and landscaping.		
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, off a Green Route, adjacent to a light industry/commercial complex. The north boundary can be viewed from Byway open to all traffic STNH11 and bridleway STNH10.

I refer to submissions site plan 911 02.A 16.8.24; plan and elevations 911 03.A 15.8.24; BS5837:2012 Tree Survey and Arboricultural Impact Assessment 20th August 2024 GH/DS/163330:24a and D&A Aug 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.

The building and carparking are located outside of the rooting area of trees. The trees will need to be protected from the construction phase of a build, this can be accommodated by a condition.

The building will be of a similar style to the existing complex and use complementary external materials which are also suitable for the countryside location. The carpark surface could be semi-permeable, eg Grasscrete to help with drainage and allow grass to grow through to respect the aesthetic of the rest of the field.

My only concern is the location of the building so far from existing and close to the north edge of the site. With the carpark between it and the rest of the centre it appears as separate, contrary to CP11 point 2. The north boundary is a deciduous hedge, it will screen for some months of the year, but not for most. The building will be visible from the public footpaths and so denude the perception of the countryside location. This is at odds with policies such as CP1, 1; CP3 a, f and TB21 2. These issues could be resolved if the building was located closer to the existing car park.

Conditions & Reasons (if required)

If the Authority is minded to approve the application and to help enhance the green infrastructure of the site.

CL4: landscaping

CL6: retention of trees and shrubs

CL7: tree protection

Date:	19.8.24	Signed:	C Ramsey
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