

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241873
Address:	Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Householder application for the proposed erection of a single storey side/rear extension to include a double garage and link, plus demolition of an existing outbuilding.		
Type of Development:	Other Householder		
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

I refer to new submissions Arboricultural Impact Assessment P2947-AIA01 V2 31.10.24; Tree protection scheme P2947-TPS01 V2 31.10.24.

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 tree submissions now relate to this scheme. T1, the large ash, of the previous arb submission has been removed, although I am unsure why as it had been categorised as a B2 i.e. a tree capable of living for 20+ years, if the BS5837:2012 is followed.

The previous application indicated planting 3 standard sized oak trees (judging by their size in relation to existing trees), that was before the ash was felled. No

replacements have been suggested for tree removal in this iteration of the scheme. This overall loss of green infrastructure in Countryside is contrary to policies such as CP1, 1; CP3, c, d, f; CC03, 2, c, d, e, 3 and TB21, 2. Also NPPF 180b and R14 of the Design Guide.

If the Authority is inclined to support the application, I have suggested conditions to help it adhere to policy.

Conditions & Reasons (if required)

CL4: Landscape (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of a minimum of 6 trees. Also shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

RL4 To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

CL6: retention of trees and shrubs

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Tree protection scheme P2947-TPS01 V2 31.10.24' (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

Date:	12.11.24	Signed:	C Ramsey
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