

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260250
Address:	Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU.		
Proposal:	Application to vary conditions 4, 5, 6 & 7 of planning consent 242967 for the proposed erection of a two storey extension to form a studio block, plus the erection of a link between the main building and the storage barn (which is to be retained on a permanent basis); closure of the old access and creation of public parking spaces, formation of a new access and installation of hardstanding to form on-site parking. Condition 4 refers to drainage details, 5 to protection of trees, 6 to landscaping, 7 to parking. Variation is to satisfy the requirements of conditions no. 4 and 5 and provides a justification surrounding the re-wording of conditions no. 6 and 7.		
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

Variation to Condition 5 tree protection – the Tree Protection Plan and information contained within the Arboricultural Method Statement – 4.9.24 is acceptable. I have no objection to the hard landscape proposals for the car park which are shown as local gravel in a plastic grid laid on the existing ground level (on Dwg. LAS844 31.10.2025). Now we have a drawing, I agree that the impact from development of the car park is minimal and the placing of a gravel filled grid at ground level will only have a very minor effect on T1.

Rewording of condition 6 Landscaping – I have no objection to the construction of the toilet block to act as a fire escape prior to the completion of the hard and soft landscape works as demonstrated in Drawing No. LAS844 03 31.10.2025 and accompanying specification which is acceptable.

Conditions & Reasons (if required)			
Date:	3.3.26	Signed:	BRC