M E M O R A N D U M

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	**App No:**	262372
Address:	Shaw Cottage, Bunces Shaw Road, Farley Hill, Wokingham, RG7 1UU.		
Proposal:	Householder application for the erection of replacement fencing and installation of driveway gates. (Part retrospective)		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 16/11/2026		

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 Tree & Landscape Officer has no objection to the erection of replacement fencing and installation of driveway gates (part retrospective).

The Officer visited the Site on Farley Hill on Monday 16th November 2026, which is located on land designated Countryside. The driveway gates and new palisade fencing along the frontage are acceptable and the Officer noted other nearby properties with similar boundary treatment enclosing their front gardens/driveways. The close board fencing that joins the palisade fencing on the southern and eastern sides of the property is also acceptable, but the Officer would like to see some replacement planting in the form of native shrub or hedging material along the southern side. Conifer trees have been severely cut back here – which is not in keeping with the local character and in fact detracting -- leaving only the main stem standing; these trees are unlikely to regrow and the visually prominent close board fencing then has an urbanising effect along the country lane. This essential replacement planting should be shown on the block plan or a separate landscape plan with species type, numbers and spacing and could be secured through this application or by condition.

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The officer walked a portion of the adjacent bridleway (PRoW SWAL11) which runs along the eastern perimeter of the Site. This PRoW leaves the Site exposed, and the Officer understands why boundary treatment might be sought in this location for the Site. The close board timber fencing is set back away from the bridleway and is visually prominent because existing vegetation between the path and the fence help to integrate it. Keeping this vegetation will ensure the fencing is integrated into the Countryside scene and has less of an urbanising effect for users of the bridleway path. The Officer notes several trees of value (future veterans possibly) that dot the bridleway along the ditch side. A mature eucalyptus with bifurcated main stem looks to be within the Site's boundary and leans precariously towards the bridleway from the Site. The eucalyptus is to be retained and creates a break in the retrospective and proposed fencing as illustrated in the *East Elevation* drawing submitted with the application. (Ref: Wysiwyg Design, 26/10/2026) This tree is visually prominent from several directions and provides substantial screening as seen in the photographs below.

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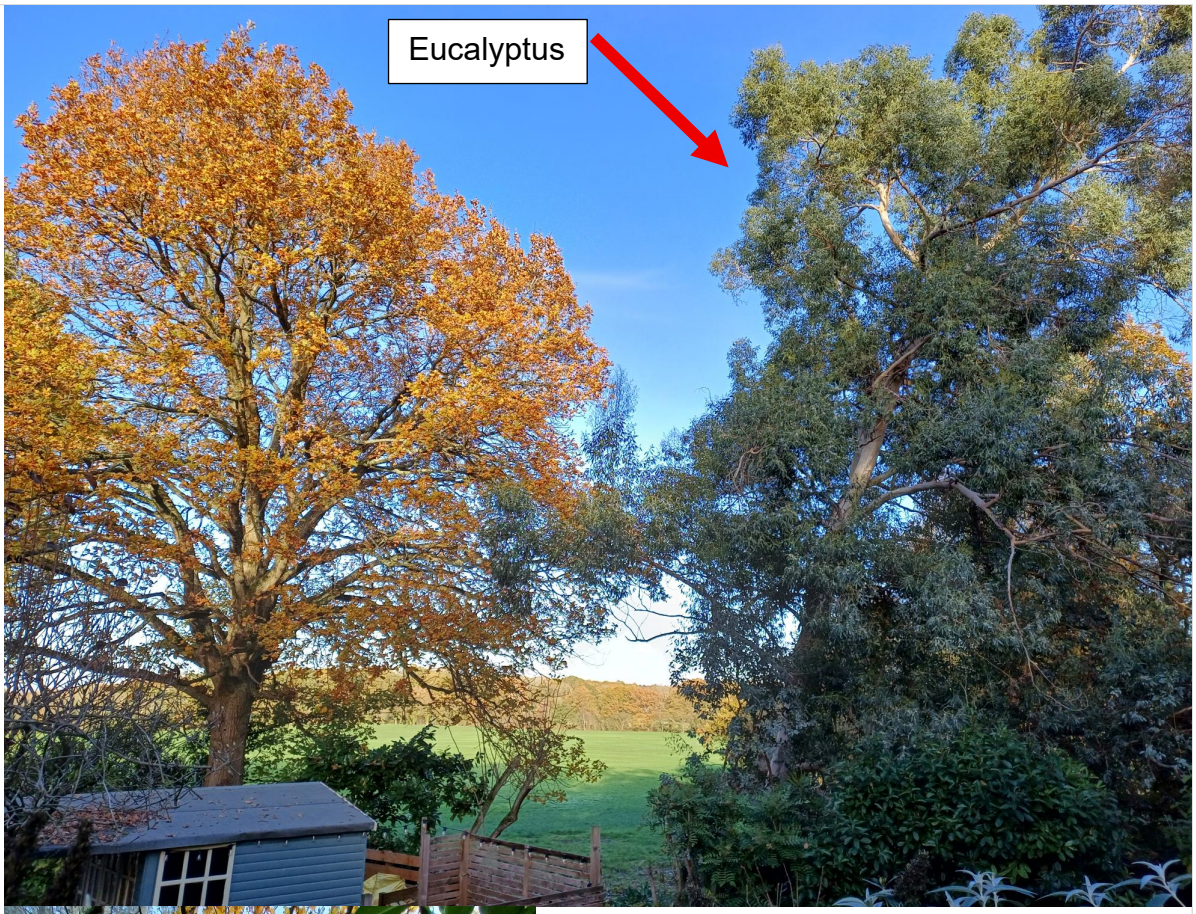

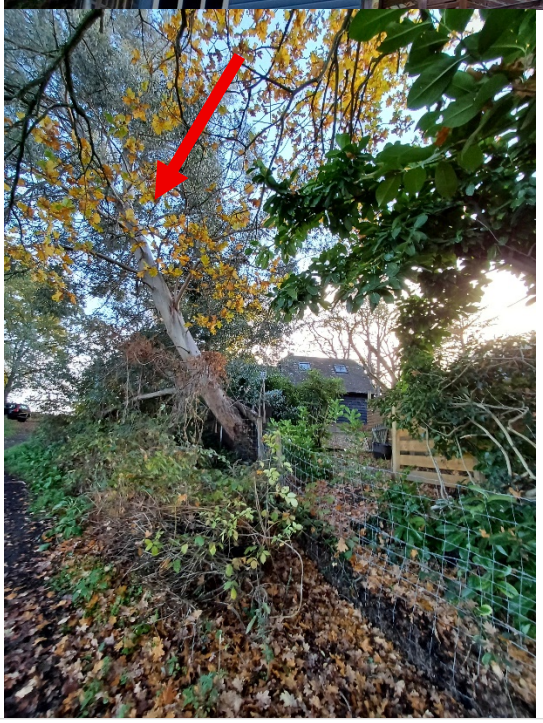

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Trees make a major contribution to the quality of the local environment, but they also need careful management to avoid problems from nuisance or failure. The Officer reminds the applicant that all owners of trees have a duty in law known as a duty of care to take reasonable steps to avoid acts or omissions that can be reasonably foreseen to prevent harm. This includes harm to neighbours, visitors or passers by. In relation to trees, this means that the householders/ landowner should check their trees for obvious safety problems regularly and have them professionally inspected by a qualified arborist in order to assess the overall health and stability of the tree(s) at appropriate intervals. Any defects required to make the trees safe should be dealt with quickly. In addition, it would be prudent to check trees after severe storms.

(CP03, CC03)

Conditions & Reasons (if required)

CL4 LANDSCAPE DETAILS (small site)

Landscaping

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 trees/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).

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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.			
Date:	17/11/2026	**Signed:**	L. Abbott

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