

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	WBC Landscape and Trees
App No:	260363
Address:	Land East Of Croft House, Croft Road, Spencers Wood, RG2 9EY.
Proposal:	Application to vary condition 5 of planning consent 232333 for the proposed erection of a 4No bedroom dwelling with detached 2 bay car port and cycle storage along with landscaping and boundary treatments. Condition 5 refers to sustainable drainage and the variation is to amend the location of the foul drainage connection and attenuation tank.
Type of Development:	Minor Dwellings (1-9)
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

An Arboricultural Note by SJA Trees and dated April 2026 has been provided to show the proposed revised location of the foul drainage connection in relation to the TPO trees. This document identifies that a small area of excavation for the foul sewer connection will be within the RPA of the TPO trees as shown on the Tree Protecting Plan. I have no objection and recommend approval with the inclusion of the tree protection condition as amended below.

CL7 – Protection of trees (amended)

- a) No development or other operations shall take place except in complete accordance with the Arboricultural Note by SJA Trees and dated April 2026 and associated Tree Protection Plan. (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.

Date:

1st May 2026

Signed:

C. Brimble