

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242330
Address:	Land opposite 136-144, Wargrave Road, Twyford, RG10 9PN.		
Proposal:	Application to vary conditions 1 and 4 of planning consent 202499 (allowed on appeal APP/X0360/W/21/3288874) for the proposed demolition of existing building and change of use of land for the stationing of a mobile home for residential purposes (one Gypsy and Traveller pitch) and the erection of a single storey utilities building along with access. Condition 1 attaches the permission to a named occupier, and the variation is to change this to the current occupier. Condition 4 refers to the approved plans, and the variation is to amend the layout.		
Type of Development:	Other Change of Use		
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 cannot accurately compare the previous Site Plan – Drawing No. 01654/3 Rev. 2 – 29.6.20 ‘Site Development Scheme’ (which I understand to be the previously approved plan), with the most recent iteration; Drawing Reference BD2430/PL02 Rev. 01 10.9.24 . The fencelines / styles are different with just 1 style of fence 1.8, close boarded around the site, some of which are very close to tree stems. Normally, we need to see a Tree Constraints Plan to assess any impact from proposed development on tree roots. In this case where there may have been fencing to the same boundary in the past – the same post holes can be used. I would like to know if this is how the fence is to be constructed. In addition, in the past to my knowledge the boundary is marked by a hedgerow and ad hoc fence panels but 1.8m fencing which is associated with urban gardens. This is a countryside site and this style of fencing is out of character with the rural environment. I cannot support this type of boundary treatment.

Conditions & Reasons (if required)

Date:	14.10.24	Signed:	B. Crafer