

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242620
Address:	The Two Poplars, Finchampstead Road, Wokingham, RG41 2NU.		
Proposal:	Full application for the proposed erection of a timber structure pergola with sheet roof following demolition of the existing conservatory.		
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

The site is on a Green Route and is a public house. There is currently 1 Lombardy poplar at the front of the site.

I refer to submissions 242703; D&A 15.10.24; existing and proposed elevations 24:63/104 9.10.24 and proposed ground floor plan 24.63/102 15.10.24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development 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 replacement structure is subservient, at the rear of the property and is of a size and design such that it will visually blend into the existing built form as part of the public house.

The D&A mentions 'the overall aesthetic of the property'. I suggest this also includes the setting of green infrastructure, including the trees. No trees are due to be impacted by the development as they are not proximate. However, there is currently only 1 poplar at the front of the site where there have been 2 for most of the last 50 years, from my memory. I suggest that another Lombardy poplar is planted at the front of the site in a similar location to the felled tree. This would also tie in with application 242703 (t&l not consulted) which includes artwork displaying 2 Lombardy poplars.

Landscaping for the proposal has been pictorially included with the application, so I have suggested a condition to add compliance detail and allow the scheme to adhere to policies including CC03, CP3 and TB21.

Conditions & Reasons (if required)

CL4:landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority landscaping for the scheme, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, including 1 x Populus nigra 'Italica' of 125cm height, or similar size, this tree to be planted in a suitable location in the front verge in the vicinity of the existing Populus nigra 'Italica'.

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

Date:	30.10.24	Signed:	C Ramsey
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