

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250478
Address:	Glebelands, Woolf Drive, Wokingham, RG40 1DU.		
Proposal:	Full application for the proposed installation of a new passenger lift, partial demolition of the existing Link Wing and construction of new ground and lower ground floor link accommodation, plus external alterations including repairs, installation of roof level PV panels and changes to fenestration.		
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 accessed via Woolf Drive, a private road featuring Tree Preservation Order (TPO) 727/1995, T2 to T5, all lime and A1, on all trees alive in 1995. T2 is a veteran tree, number 66473 of the Ancient Tree Inventory (ATI). The cedar categorised as T001 on the arb submissions of this application is Notable, number 66476 of the ATI.

I refer to submissions and information 052273; 031858; 130640; Tree Survey and Arboricultural Impact Assessment in Accordance with BS5837:2012 11307 7.3.25 and block plan 2425.102.02; D&A 1.2.25.

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, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), 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 tree impact of the proposal will be on the cedar adjacent to the buildings, T001 of the arb submissions. The tree does not offer views from public roads. It must be noted that the root protection area (RPA) is incorrect as it does not consider the mainly modern foundations of the adjacent building especially as the topography of the ground is not flat and includes a retaining wall. The roots will be in the soft landscaping of the site. Sections 4.6.2/3 of the BS5837:2010 refer.

This proposal is one of several extensions undertaken in the RPA of T001 over a period of more than 80 years. The result has been the decline and recent crown loss of this notable cedar. Given the size of the main wound and the root harm, there is reason to believe that the decline will continue. This is even more the case as major canopy surgery is suggested and cedar trees do not respond well to removal of primary and secondary scaffolds. The proximity of the tree to the built forms will require regular branch removal going forward. This tree is already stressed, so will likely decline further. As the decline has already started, I am not recommending a change to the design.

There is room on the site for a replacement tree. I suggest this incorporated into a landscaping plan. To ensure T001 continues to provide local amenity in at least the short term, I have also suggested a tree protection condition.

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 a scheme of landscaping, which shall specify the planting of a cedar (1 x *Cedrus libani*) being a minimum of 1.5cm in height at the time of planting 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 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 (and TB06 for garden development)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Tree Survey and Arboricultural Impact Assessment in Accordance with BS5837:2012 11307 7.3.25' (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.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	26.3.25	Signed:	C Ramsey
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