

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	260309
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Submission of details to comply with the following condition of planning consent 222154 dated 31/10/22. Condition 2, refers to Landscaping details.		
Type of Development:			
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 original application (222154) which was a retrospective application for the installation of an area of hardstanding, only covered a particular part of the site to the west of Bismillah House and shown on the Existing Block Plan.

The landscape condition required that within 3 months of the date of the planning permission (31st October 2022), a landscape scheme needed to be submitted and approved. Therefore the trigger for this condition has not been met.

The Landscape Plan provided shows a separate and different part of the site with additional hard standing that has not been approved; therefore, the plan does not relate to application 222154 in any way so cannot be considered in relation to the discharge of condition 2.

A Tree Planting Review dated 14th January 2026 also submitted provides some assesment of the tree planting required and undertaken along the front boundary of the site as a condition to a number of tree removals approved through a Tree Works Application (223088). This is a separate requirement and not related to the landscape condition required for the hardstanding where replacement tree planitng is required on the site boundaries with both the M4 and Brookers Hill.

To conclude the information provided with this application is not sufficient to discharge this condition as it relates to another part of the site.

Date:	6 th March 2026	Signed:	C. Brimble
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