

PLANNING REF : 251359
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 09/07/2025

COMMENTS:

The Committee RESOLVED to OBJECT to this planning application on the following grounds:

1. Loss of street trees and impact on local character:

The removal of street trees represents a significant loss to the area's established character. Street trees are a valued and distinctive feature of the local environment, contributing to both its visual appeal and sense of place. Their absence undermines the quality of the street scene and is contrary to FNDP Policy D2, which states the importance of preserving key landscape features such as street trees.

2. Inconsistency with the local built environment and street scene:

The design and materials proposed are out of keeping with the surrounding street scene and do not reflect the local architectural character, contrary to FNDP Policy D2.

3. Lack of evidenced biodiversity net gain:

The application does not provide substantiated evidence of biodiversity net gain, contrary to FNDP Policy IRS5, which seeks to protect and enhance biodiversity.

4. Inappropriate development area:

While the site was never formally designated for protection, it is one of several informal wooded areas in the locality. This is evidenced by the block Tree Preservation Order (TPO) placed on the site to protect the small area of woodland. The FNDP does not support development on such areas, which contribute significantly to local character, visual amenity, and biodiversity.

5. Unauthorised removal of protected trees:

Protected trees were removed without permission, and is contrary to FNDP Policy IRS6, which sets out the rules for the retention or removal of trees during development. Although the applicant has agreed to replant, the Council remains doubtful about the reliability and adequacy of these replanting commitments.

The resolution was correctly proposed and seconded (unanimous).

NB: Cllr Bromley was absent from the initial discussions so did not vote on this application.