

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250516
Address:	78 Barkham Ride, Finchampstead, Wokingham, RG40 4ET.		
Proposal:	Outline application for the proposed erection of 1 no. detached four bedroom self-build dwelling with associated landscaping, following demolition of outbuildings and part demolition of the existing double garage of no. 78 Barkham Ride. (All matters reserved except for means of access.) (Please note change of description to 'self-build'.)		
Type of Development:	Minor Dwellings (1-9)		
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 have no further comments but defer to my responses of 16th and 22nd April 25. I have suggested conditions to allow the application to comply with policies such as CC03, CP3 and TB21.

Conditions & Reasons (if required)

CL4:landscaping
 CL6:retention of trees and shrubs
 CL7 Protection of trees (amended)
 a) No development or other operation shall commence on site until an a Scheme of Works such as that of submitted emails 21.4.25 and 22.5.25 which provides for the retention and protection of trees growing on or adjacent to the site in accordance with BS3998:2010: Tree Work, has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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 works required by the Approved Scheme have been undertaken.

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:	28.5.25	Signed:	C Ramsey
--------------	---------	----------------	----------