

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243088
Address:	43 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND.		
Proposal:	Householder application for the proposed raising of the roof, erection of a part single part two storey front, side and rear extensions along with changes to fenestration with addition of roof lights and 2no dormers following demolition of the existing detached garage.		
Type of Development:	Other Householder		
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 within Countryside, on a Green Route and impacted by Tree Preservation Order (TPO) 1678/2019, A1 & A3 on all trees alive in September 2019 and T18 scots pine, T19 sweet chestnut, T20 to T23 all oaks, T24 beech, T25 and T26 both scots pine. The plot is accessed by a gravel drive.

I refer to submissions and information 214022; 214012; 214001; 223294; 220135; and Arboricultural development report 19.12.24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) 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.

Consent for tree works, according to application 220135, 11.4.22, state –

Approved Tree Works to **Area 3** of TPO 1678/2019:

- Fell 7 no. Lawson Cypressess.
- Fell trees marked with paint, due to safety reasons, 2 no. Silver Birch and 1 no. Scots Pine.
- Fell remaining Silver Birch within a 10-year period.
- **Replant all trees removed on a 2 for 1 basis**, with suitable standard selected species.
- Fell 1 no. Goat Willow adjacent to the garage.
- Fell leaning fruit tree adjacent to the driveway and **replace**.

As the replacements are standard sized trees, they do not have to be included in a BS5837 survey. Regardless, I would need to see the above replacements in place and this could be included in a landscaping plan.

The arb submission does not specify protection for all the rooting area of TPO trees. This appears to be as gravel is taken to be sufficient protection for the roots, but no detail has been given for us to assess why this might be the case for construction traffic. But anyway, from the perspective of spillage of chemicals, mixing of concrete, comfort facilities for workers etc, the fencing must respect the rooting area. It appears that there is sufficient space on the site to move the fencing and tree T5 will need ground protection. BS5837 refers. The extruded plastic barrier to the access way is sufficient along the drive, but not all the drive has been specified. This is required to act as a guide to protect all the driveway TPO trees from construction traffic. Please request all these changes and a resubmission of the arb information for us to review.

As it stands, I suggest the application is contrary to policy CC03.

Conditions & Reasons (if required)			
n/a at this time			
Date:	19.2.25	Signed:	C Ramsey