

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250795
Address:	Autumn House, Milley Lane, Hare Hatch, Wokingham, RG10 9TH.		
Proposal:	Full application for proposed retention of existing office/staff welfare building for use as gardener's shed/store.		
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 within the Green Belt, Countryside, Hare Hatch area of special character and backs on to a Green Route road being the arterial A4 Bath Road.

I refer to submissions and information 212446; 240108; proposed site plan 2048/SP2 Mar 25; statement Mar 25; existing outbuilding 2701/25/01; proposed outbuilding 2701/25/02 and application form PP-13901223 28.3.25.

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), CP12 - Green Belt 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), Policy TB26: Buildings of Traditional Local Character and Areas of Special 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.

An existing building, which is the size of the site, i.e. the red line, which was to be removed in planning application 212446, is now to remain, but be refurbished and repurposed. This existing shed can be seen from Milley Lane. As the external walls are currently brick, but 'Stained timber cladding' is proposed there will be a change in the appearance and character of the building. The wood stain colour has not been defined and as the shed/store is subject to so many character influencing policies and is currently publicly visible, I request that this be ascertained and agreed prior to determination.

The works appear to be in the vicinity of retained trees. If the authority is minded to approve the application, I have suggested a condition to protect trees outside of the red line, during the demolition and construction phases. In this way the application might comply with its landscape demarcations and policies such as CC03, CP3, TB21 and TB26.

Conditions & Reasons (if required)			
CL7 Protection of trees			
Date:	12.5.25	Signed:	C Ramsey