

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261121
Address:	Wokingham Youth Centre, Reading Road, Wokingham, RG41 1EG.		
Proposal:	Full application for the proposed erection of a free standing pitched roof canopy to the front to facilitate relocation of main entrance plus changes to fenestration, new canopy over existing cycle store along with associated landscaping and new drop kerb following demolition of a buggy store		
Type of Development:	Minor All other developments		
Site Visit Made:	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 Council's Tree and Landscape Officer has no objection to the proposed adaptations to the front entrance of this key community facility and agrees the proposed works will "enhance the functionality, accessibility, and over user experience." (Ref: TVS, Planning Statement, no date, p. 1)

The Site is located *outside* the Wokingham Town Centre Conservation Area tree. Although it is located along Reading Road, a Green Route within the Borough, the entrance way is set back from the road so will not effect the street scene and the changes to the building will not impact any of the existing trees. There are no TPO trees within the Site. There are several trees of value, including a mature Oak in the front entrance way. Changes to the hard landscaping entry area appear to be outside the root protection zone of this significant tree. However, we will need to ensure that the root protection area of the trees in the front garden area is not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive and the front garden protected with temporary fencing. The temporary fencing could be simple

temporary chestnut pale fencing. A plan indicating this temporary fencing will need to be provided either as part of this current application or via a condition.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03.

Conditions & Reasons (if required)			
Date:	15/6/2026	Signed:	L. Abbott