

EASTERN AREA PLANNING COMMITTEE
11TH MAY 2022

UPDATE REPORT

Item No: 4(3) **Application No:** 22/00193/FUL **Page No.** 101 – 111

Site: St Andrew's School, Pangbourne

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Dr Anthony Haden-Taylor
Miss Margaret Culling

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Ed Graham (Headmaster) – via Zoom
Ms Penny Franklin (Bursar) – via Zoom
Mr David Newman (on behalf of Agent) – via Zoom

Ward Member(s): Cllr Ross Mackinnon

1. Additional Consultation Responses

Public representations:	<p>A letter of representation was submitted to members of the committee and to Planning objecting on the following summarised issues:</p> <ul style="list-style-type: none">• The development is very close to the farm boundary and any noise produced by it will potentially scare horse riders.• The development would be placed under trees and will negatively impact the longevity of at least three trees.• The development does not have any particle capture mechanism in the Chimney Stack.• Emission will harm nearby residents and children of the school.• Wood Burning contributes to air pollution in London.• The development is not actually carbon neutral.• Concern as to where emissions will go given the prevailing wind and inconsistencies in statements by the applicant.• Concern in terms of the developments negative affect on the health of residents and animals.• Concern in regards to vehicle movements.• No risk assessment of the proposal has been submitted.
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Tree Officer:	Conditional permission.
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2. Trees

The Tree Officer has been consulted on the application and considered the significant line of trees near to the proposed development. The Tree Officer raises no objections, but advises that an Arboricultural Method Statement would be required, together with tree protection and supervision. This would include a construction exclusion zone wherein no storage, mixing of chemicals, and similar activities would be permitted within the root protection areas. Supervision would ensure the pads were constructed correctly. This matter can be dealt with by condition.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional condition.

7. **Arboricultural Method Statement**

No development or other operations shall commence on site until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include details of:

- (a) The implementation, supervision and monitoring of all temporary tree and ground protection; and
- (b) The implementation, supervision and monitoring of any special construction works within any defined tree protection area.

Thereafter the development shall not be undertaken except in accordance with the approved AMS.

Reason: To ensure the retention and protection of trees identified at the site in accordance with the NPPF and Policies ADPP1, ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation, other measures and works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.