

WESTERN AREA PLANNING COMMITTEE
3RD FEBRUARY 2021

UPDATE REPORT

Item No: (1) **Application No:** 20/01914/FUL **Page No.** 63-100

Site: Tree Tops, Forge Hill, Hampstead Norreys

Planning Officer Presenting: Mr Simon Till

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member(s) speaking: Councillor Carolyne Culver

1. Additional Consultation Responses

None received.

2. Site history

The appeal decision granting permission for the replacement dwelling in 2008 (reference 07/00248/FUL) is attached.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended conditions. The paragraphs below beginning with 'a pre-commencement' had been swapped in error, with tree protection being required to be agreed before any work on site including clearance. The function and content of the conditions below is otherwise unchanged.

10	Tree protection scheme
----	-------------------------------

	<p>No development (including site clearance and any other preparatory works) shall commence on site until an Arboricultural Survey and Impact Assessment in addition to a scheme for the protection of trees to be retained is submitted to, and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.</p> <p>Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p> <p>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.</p>
11	<p>Arboricultural Method Statement</p> <p>No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies CS14, CS18, and CS19 of the West Berkshire Core Strategy 2006-2026.</p> <p>A pre-commencement condition is required as insufficient details of arboricultural methodology have been provided with the application and in order to ensure that all arboricultural works are carried out in an appropriate manner that does not result in undue impacts to trees and shrubs to be retained through the course of development.</p>