

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 7th February, 2018 at 6.00 pm

in Calcot Centre, Highview (off Royal Avenue), Calcot

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 30 January 2018

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: planapps@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 7 February 2018
(continued)

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Stephen Chard / Charlene Hurd / Jessica Bailiss on (01635) 519462/519695/503124 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 7 February 2018
(continued)

To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 17/03079/COMIND - Land Between Francis Baily and Kennet Schools and Land Adjacent To Dunstan Park, Thatcham,** 7 - 10
Proposal: The flood alleviation scheme comprises a series of strategically located bunds (earth embankments) in Dunstan Green and Siege Cross play area varying in height from 0.4m to 1m. A shallow swale approximately 440m long is proposed along the perimeter of the Kennet School playing fields to collect and convey water into storage basins in Siege Cross play area, allowing the water to drain at a controlled rate into the existing surface water sewer system. The scheme also includes re-profiling a section of Harts Hill Road to divert flood water off the carriageway and into Dunstan Green.
- Location:** Land Between Francis Baily and Kennet Schools and Land Adjacent To Dunstan Park, Thatcham, Berkshire
- Applicant:** West Berkshire Council
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION**
- (2) **Application No. & Parish: 17/02578/RESMAJ - Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN** 11 - 24



Agenda - Eastern Area Planning Committee to be held on Wednesday, 7 February 2018
(continued)

Proposal: Approval of reserved matters following outline permission 14/01730/OUTMAJ (Appeal reference APP/W0340/A/2228089)-Erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. Matters seeking consent: Appearance, Landscaping, Layout and Scale.

Location: Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN

Applicant: HDD Burghfield Common Ltd

Recommendation: To **DELEGATE** to the Head of Development and Planning to **APPROVE THE RESERVED MATTERS APPLICATION** subject to conditions

(3) **Application No. & Parish: 17/03304/FULD - garden land to the rear of 17 Church Gate, Thatcham, RG19 3PN** 25 - 26

Proposal: Erection of a new dwelling

Location: garden land to the rear of 17 Church Gate, Thatcham, RG19 3PN

Applicant: Mr and Mrs James

Recommendation: to **DELEGATE** to the Head of Development & Planning to **APPROVE PLANNING PERMISSION** subject to conditions

(4) **Application No. & Parish: 17/03374/FULD - Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN** 27 - 28

Proposal: Demolition of existing house containing 3 units and erection of 2 dwellings.

Location: Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN

Applicant: Mr John Wakefield

Recommendation: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to conditions (Section 8.1).

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and

Agenda - Eastern Area Planning Committee to be held on Wednesday, 7 February 2018
(continued)

- relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
 - (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
 - (e) The Human Rights Act.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact
Moira Fraser on telephone (01635) 519045.



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Agenda Item 4.(1)

EASTERN AREA PLANNING COMMITTEE ON 7TH FEBRUARY 2018

UPDATE REPORT

Item No: (1) **Application No:** 17/03079/COMIND **Page No.** 25 - 41

Site: Land Between Francis Baily and Kennet Schools and Land Adjacent to Dunstan Park, Thatcham, Berkshire

Planning Officer Presenting: Simon Till

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Ms Liz Wood

Supporter(s) speaking: Mr Iain Dunn – Thatcham Flood Forum

Applicant/Agent speaking: Mr Brian Cafferkey – Ardent Consulting Engineers
Mrs Liz Allen – Kirkham Landscape Planning Ltd

Ward Member(s): Councillor Jason Collis
Councillor Rob Denton-Powell

Update information

1. Note regarding Ward Member

An error on page 25 of the agenda lists Cllr Law as Ward Member. The correct Ward Members are as stated above.

2. Highways consultation response and revised recommendation

While raising no objection following receipt of a plan detailing visibility splays on the revised section of cycle track the highways officer has recommended an additional condition as set out below. Therefore the recommendation is revised to:

To delegate to the Head of Planning and Development to GRANT PLANNING PERMISSION subject to the conditions listed in Section 8 of the Committee Report and subject to the additional condition set out below:

“9. The cycleways shown on drawing no. X910-065 received on 1st February 2018 shall not be brought into use until visibility splays have been provided in accordance with this drawing. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility as shown on this drawing.

Reason: In the interests of cycle safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).”

3. Conservation officer comments

The conservation officer has commented as follows in terms of the impact of the proposed works on the Grade I listed Bluecote School, south west of Dunstan Green:

“I have discussed the current application with my fellow Principal Conservation and Design Officer, when we agreed that the immediate setting of the Old Bluecote School, already a little compromised by surrounding roads and a car park, would not be affected by the proposed bund in the recreation ground on the opposite side of Harts Hill Road, which bund being considered tantamount in appearance to further landscaping of a much altered park.”

4. Access to the allotments

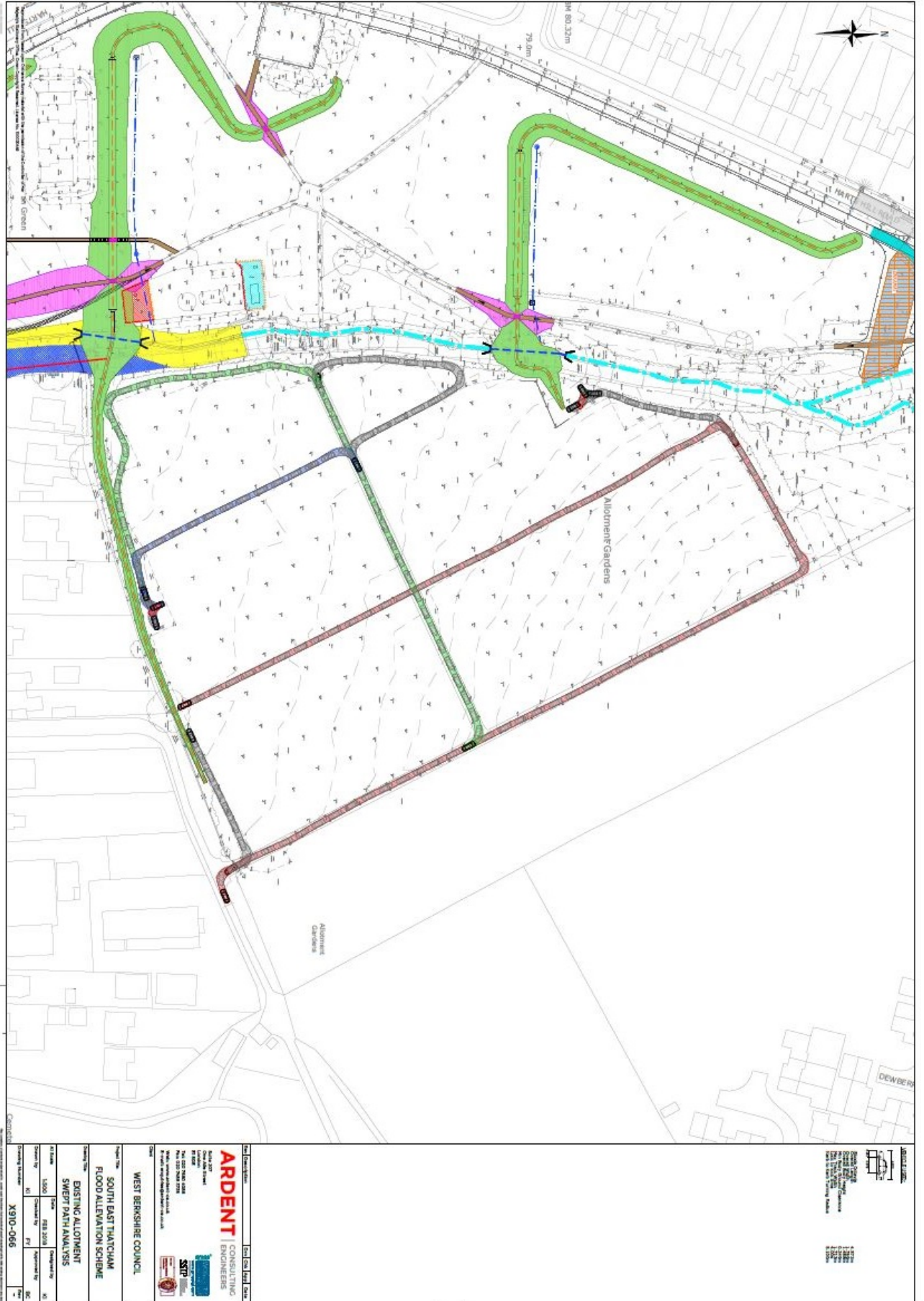
The lead flood authority has provided a swept paths diagram (attached) demonstrating that the bunding to the north west of the allotments would result in only a small amount of allotment land, this forming part of the track providing vehicular access, and not land in use as an allotment plot would be taken up by the bund. The swept paths diagram has demonstrated that this would not prevent vehicular access to the allotment plots. As such your officer considers that an alternative solution involving the creation of a ramp over the bund would be unnecessary and would further result in the loss of additional trees from alongside the allotments.

During the site visit Members also queried whether the bund alongside the southern access track to the allotments would interfere with vehicular access in that location. The swept paths diagram demonstrates that the bund will intrude slightly on the access, encroaching over a 15 metre stretch of the access track, but that the allotment layout will still allow sufficient space for vehicles to gain access to the existing roads within the site. The proposed works are therefore not considered by your officer to prevent access for users to the allotment plots, albeit that they will result in alterations to the existing vehicular routes through the allotments.

5. Objections regarding access to sewers

Objections to this application refer to aspects of the scheme resulting in difficulties for Thames Water in accessing sewage infrastructure in the vicinity of the site. The statutory undertaker, Thames Water, has the right to access any of its infrastructure, and the applicant will have to work in conjunction with Thames Water in order to ensure that sufficient access is retained. In respect of access during a 1 in 30+ year rainfall event, the maximum amount of time that water would take to completely drain from the

site is 48 hours, and this would be extremely rare (with a probability of occurring once in every 30 or more years). As it is the subject of separate powers exercised by the statutory undertaker access to the sewer does not fall under the remit of planning to consider.



EASTERN AREA PLANNING COMMITTEE ON 7TH FEBRUARY 2018

UPDATE REPORT

Item No: (2) Application No: 17/02578/RESMAJ Page No. 43-74

Site: Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN

Planning Officer Presenting: David Pearson

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Rob Collett

Ward Member(s): Councillor Keith Chopping

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Additional consultation responses

BBOWT have provided the following additional consultation response following the submission of the Ecological Management Plan. Planning officers' response is provided in Section 3.

"Thank you for referring me to the additional document submitted by the applicant designed to address my earlier comments. I have reviewed the Ecological Management Plan (dated December 2017, author Ecosulis) and can confirm that the report is sufficient to address my objection point on this issue. I do however wish to raise the following in relation to the report;

- Paragraph 3.2 states the management prescriptions are intended for nesting birds, badgers, bats and small mammals. Reptiles are missing from this list, albeit referred to later on in the document. I recommend it is clearly stated in this*

paragraph that reptiles are included in the list of fauna that management is designed to benefit.

- Paragraph 4.9 proposes sweet chestnut is planted. As a non-native species sweet chestnut is inappropriate to include in the woodland buffer. I would recommend native oak as larger standard tree, and to also include spindle in the list of hedgerow and smaller trees to be planted, particularly in areas managed for biodiversity if planting in gardens is considered problematic.*
- Paragraphs 4.11 & 4.12 – BBOWT considers the inclusion of native species planting in gardens and around houses to be more appropriate to the objectives of this plan (stated in paragraph 2.2) and the Council’s own biodiversity objectives. Very few of the species in the planting list for the gardens and amenity areas are natives; this could be easily reconfigured to address biodiversity enhancement objectives.*
- Paragraph 4.13 – fencing should be permeable to wildlife, e.g. hedgehogs, badgers, to avoid introducing unnecessary barriers to movement.*
- Paragraph 4.16 – a Bat and Bird Box Strategy is referenced; I have been unable to locate this document. I trust that the boxes will be of durable design and construction, intended to last for the lifetime of the development and to include prescriptions for monitoring their condition and, if required, replacement of boxes not integrated into building fabric.*
- Section 5 tables (various) – references to avoiding the bird nesting season should read; “official bird nesting season” for clarity*
- BBOWT supports the stated intention to implement the management and annual monitoring of habitat features in perpetuity, including an initial Plan review after 5 years. We would welcome further detail on how this is to be ensured in practice.*

I have not been able to locate any amended lighting plan or document addressing BBOWT’s concerns regarding light spill into existing areas of woodland. In the absence of any information to address this issue we maintain an objection to this reserved matters application. Note that conditions of planning permission have not required a specific sensitive lighting strategy document to be submitted, but the plans currently showing light spill into deciduous woodland constitutes unmitigated impact on a Habitat of Principal Importance under the NERC Act 2006, and potentially also impact on foraging bats (protected from disturbance that may impair their ability to survive & reproduce under the Conservation of Habitats and Species Regulations 2017). BBOWT would welcome details of sensitive lighting proposals for these areas, which minimise any impacts of artificial light on ecological receptors, as also required by the NPPF (para 125).”

No further public representations have been received.

3. Biodiversity

As detailed in the agenda report, BBOWT objected to this application due to concerns with not provided net gains in biodiversity, and in terms of the impact on the deciduous woodland within the site, a Priority Habitat. Subsequently an Ecological Management Plan (EMP) was submitted in response.

The EMP provides management prescriptions to meet a number of key objectives, including to contribute to LBAP targets and strategies by increasing net biodiversity on the site. As part of the EMP, habitat creation is proposed, including the creation of balancing ponds with surrounding wetland planting and grassland, grassland meadows, hedgerow planting, and native planting adjacent to the woodland in the north-west.

The retained woodland to the north will be protected during the works. An access road and footpaths will be created through the woodland to the north, but otherwise the retained woodland will be protected during works, with some scrub clearance (maximum 30%) to allow a varied structure and open up the woodland for ground flora. Deadwood piles will be created within the woodland to provide habitat for reptiles, small mammals and invertebrates.

In addition, a total of 40 bird boxes and 30 bat boxes will be erected on new buildings and retained trees on site (as required by Condition 12 of the outline permission).

In response to re-consultation, BBOWT confirm that the report is sufficient to address the objection on the first issue, subject to some minor changes that could be agreed pursuant to a condition. The EMP will be implemented concurrent with development, and the land will be managed in perpetuity. Annual monitoring shall also take place. A condition has been recommended to secure the prior approval of a revised EMP, its subsequent implementation, and appropriate LPA supervision of monitoring during the early years.

However, there remains insufficient information to overcome BBOWT's concerns with light spill into existing areas of woodland, and on foraging bats. It is considered that this outstanding concern can be addressed through the prior approval of a Lighting Strategy prior to the first occupation of the development. Condition 11 (Construction Method Statement) of the outline permission covers temporary lighting and measures to mitigate the impact of construction operations including on ecological receptors. A Lighting Strategy is therefore only required for prior approval before first occupation.

Further conditions are proposed to secure a Precautionary Method of Working, a Rhododendron Control Strategy, and to prevent vegetation removal during bird nesting season without appropriate ecological supervision.

Subject to the above conditions, it is concluded that the ecological assets of the development will be conserved and enhanced, and thereby the proposal complies with the NPPF and Core Strategy Policy CS17.

4. Tree works application 17/03555/TPW

A tree works application (reference 17/03555/TPW) has been approved by the Council's Tree Officers, authorising the removal of a number of TPO trees. This is a separate matter that falls outside the scope of the reserved matters application, so this information is provided for information only.

The outline planning permission also considered access, and thereby it was permitted to construct the new vehicular access to the site through the woodland. This necessitates the removal of a number of trees, and the location of the access was agreed in order to avoid the best quality trees. It is intended to transfer the woodland to the Council as public open space, and an associated Woodland Management Plan has also been submitted as part of the landscaping reserved matters.

Planning permission can authorising tree removal/works to TPO trees. However, in this instance a separate tree works application has been made in order that the tree works can proceed without delay in advance of the bird nesting season which begins in March.

The vast majority of trees on the application site are proposed to be retained. Some other very limited tree removal is required on site, including a number of small individual trees within the developable area, and where removal is necessary to facilitate the sustainable drainage measures.

The approved drawings are attached showing the trees to be removed in red.

5. Arboricultural supervision

The applicant has provided the necessary arboricultural watching brief required by the Council's Tree Officer. According, Conditions 4 (tree protection) and 5 (arboricultural supervision) of the Agenda Report have been updated to reflect the correct reference (Revision G).

6. Made ground

The proposal includes raising the ground levels by approximately 0.6m to facilitate the drainage measures. Following questions by Members on site, the applicant has confirmed that arisings from the construction will be retained on site and used to make up the garden areas of the dwellings. Crushed stone materials will need to be brought onto site for road and driveway construction.

Planning officers are satisfied with this information. Finished ground levels are detailed in the latest plans to be approved, and other legislation controls the sourcing and quality of imported material.

7. Materials

The applicant has requested that the materials condition be amended to include a prior approval process for alternative materials. This could become necessary if there are difficulties sourcing building materials, and would allow an alternative materials selection to be agreed. This is considered a reasonable request in light of current sourcing difficulties for building materials, and so an amended condition is recommended accordingly.

8. Updated recommendation

To delegate to the Head of Development and Planning to **APPROVE THE RESERVED MATTERS APPLICATION** subject to the conditions on the Agenda Report, as amended and added to below:

Amended Condition 3: Materials

The materials to be used in the external surfaces of the dwellings shall be in accordance with the Materials Layout (Drawing P1387/02 Revision P), the submitted samples, namely:

- Brick - Forterra Hampton Rural Blend*
- Roof - Sandtoft Vauban Multiblend and Stoneleaf Del Mino Natural Slate*
- Tile Hanging - Sandtoft Humber Flanders*
- Painted Brick - Sandtex Chalk Hill*

Alternative materials may be agreed in writing by the Local Planning Authority by way of a discharge of conditions application made pursuant to this condition.

Reason: To ensure that the external materials respond to local character. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

Amended Condition 4: Tree protection (provision)

No development shall take place until the approved tree protection scheme has been provided in accordance with the Arboricultural Impact Assessment, Method Statement and Woodland Management Plan (Prepared by ACD Environmental, Reference MILL21003aia-ams, Revision G). Notice of commencement of development shall be given to the Local Planning Authority at least 2 working days before any development takes place. The scheme shall be retained and maintained for the full duration of building/engineering operations, or until such time as agreed in writing with the Local Planning Authority. There shall be no construction activities, excavations, storage of materials/machinery, parking of vehicles, or fires.

Reason: To ensure the protection of the existing trees to be retained during building/engineering operations. The tree protection must be provided before development takes place to ensure that the trees are protected throughout the construction phase. This condition is applied in accordance with the National Planning Policy Framework, Policy CS18 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

Amended Condition 5: Arboricultural supervision (as approved)

ACD Environmental (or another qualified project arboriculturalist approved in writing by the Local Planning Authority) shall be retained throughout the construction phase of the development. Arboricultural supervision shall take place in accordance with the Arboricultural Impact Assessment, Method Statement and Woodland Management Plan (Prepared by ACD, Reference MILL21003aia-ams, Revision G).

Reason: To secure arboricultural supervision in order to protect existing trees proposed for retention throughout the construction phase. This condition is applied in accordance with the NPPF, and Policy CS18 of the West Berkshire Core Strategy (2006-2026).

Additional Condition 16: Ecological Management Plan

The construction of the dwellings shall not take place until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall be based on the EMP dated December 2007 (prepared by Ecosulis Ltd, Reference J006437). Thereafter, the measures outline in the EMP shall be fully implemented on site, concurrent with the construction phase of works, and thereafter in perpetuity following occupation of the development. Annual monitoring (in accordance with the EMP) shall be undertaken, to identify any need for further actions or reactive management. Notice of first occupation of the final dwelling shall be given to the Local Planning Authority within seven days of the same. Monitoring reports detailing findings and recommended changes (if any) shall be submitted to the Local Planning Authority for approval on the 1st, 2nd, 3rd, 5th and 10th anniversary of such notice being given.

Reason: To ensure the implementation of the Ecological Management Plan, and appropriate monitoring, in the interests of the conservation and enhancement of ecological assets on the site. The prior approval of a revised EMP is required to address a number of concerns raised by BBOWT. This condition is applied in accordance with the NPPF, and Policies CS17 and CS18 of the West Berkshire Core Strategy (2006-2026).

Additional Condition 17: Lighting Strategy

No dwelling shall be first occupied until a Lighting Strategy has first been submitted to and approved in writing by the Local Planning Authority. The Strategy shall:

- (a) Identify those areas on the site that are particularly sensitive to bats;
- (b) Show how and where external lighting will be installed to avoid light spill into existing areas of woodland, and so that it can be clearly demonstrated that illuminated areas will not disturb or prevent use of the site by bats;
- (c) Include an isolux diagram of the proposed lighting.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these areas shall be maintained thereafter in accordance with this Strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. The prior approval of a Lighting Strategy is required to address the objections of BBOWT, as insufficient information has been submitted with the application. This condition is applied in accordance with the NPPF, and Policies CS17 and CS18 of the West Berkshire Core Strategy (2006-2026).

Additional Condition 18: Precautionary Method of Working

No development shall take place except in accordance with the Precautionary Method of Working (prepared by Ecosulis Ltd, reference J006258, dated 23/01/2017), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a practical working strategy is implemented during the pre-condition and construction phases to ensure that features of ecological interest are not compromised. This condition is applied in accordance with the NPPF, and Policies CS17 and CS18 of the West Berkshire Core Strategy (2006-2026).

Additional Condition 19: Rhododendron Control Strategy

The Rhododendron Control Strategy (prepared by Ecosulis Ltd, reference J006258, dated 23/01/2017) shall be implemented concurrent with the construction phase of works.

Reason: To eradicate Rhododendron, a non-native invasive species, from the site. This condition is applied in accordance with the Wildlife and Countryside Act 1981, the NPPF, and Policies CS17 and CS18 of the West Berkshire Core Strategy (2006-2026).

Additional Condition 20: Vegetation removal during bird nesting season

No vegetation removal shall be undertaken during the bird nesting season (March to September inclusive) unless a nesting bird check has first been undertaken by a qualified ecologist, and appropriate ecological supervision is provided.

Reason: To ensure protected of nesting birds during the bird nesting season. This condition is applied in accordance with the NPPF, and Policies CS17 and CS18 of the West Berkshire Core Strategy (2006-2026).



SUPERVISED EXCAVATION THROUGH POPLAR GROUP'S RPAS

SUPERVISED EXCAVATION THROUGH EXISTING TRACK SURFACE

CONSTRUCTION EXCLUSION ZONE

All trees that are being retained on site must be protected by barriers and/or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where an activity can be excluded from the RPA, vertical barriers must be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection can be installed.

DEFAULT POSITION FOR THE TREE PROTECTION BARRIERS.

BS5837:2012 Figure 2- barrier specification

- Standard scaffold poles
- Heavy gauge 2m tall galvanized tube and wood mesh until panels
- Panels secured to uprights and cross-members with wire ties
- Ground level
- Uprights driven into the ground until secure (minimum depth 0.6m)
- Standard scaffold clamps

Examples of alternative barrier designs can be found in the method statement. Should an alternative design be more viable and appropriate, it must be agreed with the project arboriculturist before implementation.

GROUND PROTECTION

Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

Foot traffic

Ground unexcavated and protected by geotextile fabric, woodchip and sub-draining scaffold boards.

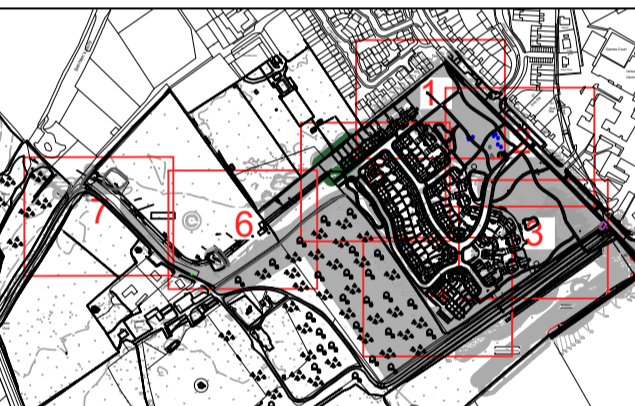
For pedestrian movements only, a single thickness of scaffold boards should be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile.

For pedestrian operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards should be placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile.

For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. pre-cast reinforced concrete slabs) should be employed to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.

TREE TO BE REMOVED

ROOT PROTECTION AREA (RPA) FOR RETAINED TREES



The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Rev	Date	Details	Drawn
A	27.11.2017	Footpath from plot 10 and junction details added	MW

ACD ENVIRONMENTAL

HEAD OFFICE
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9 Brownlow Road, Cambridge, CB4 3NG
 Tel: 07825 868654

Copyright of ACD. All rights described in Chapter IV of the Copyright, Design and Patents Act 1988 have been generally asserted. 2015. Copyright of this plan remains with ACD and all fees have been paid in full.

This plan incorporates both ACD tree survey data (2017) and that from the outline application produced Pegasus in 2014. The 2014 data has been checked on site by ACD and updated where necessary (due to a change in tree condition). See associated report for details.

scheme: Land at Hollybush Lane, Burghfield Common, Reading

client: HDD

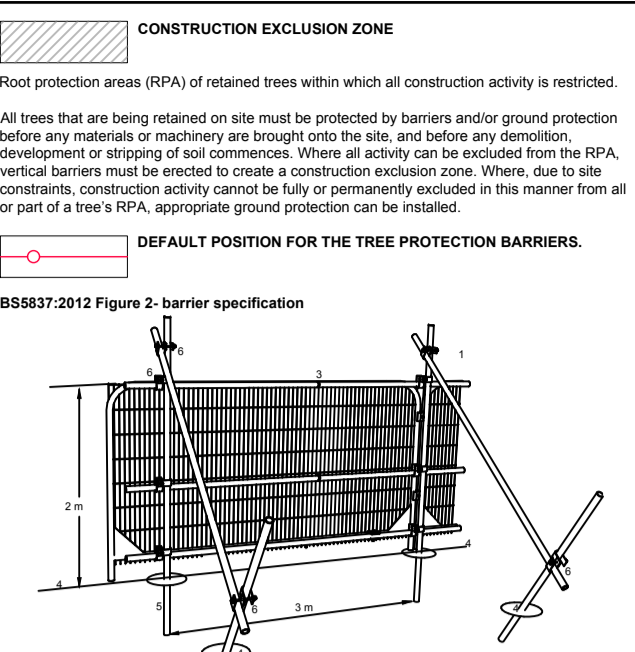
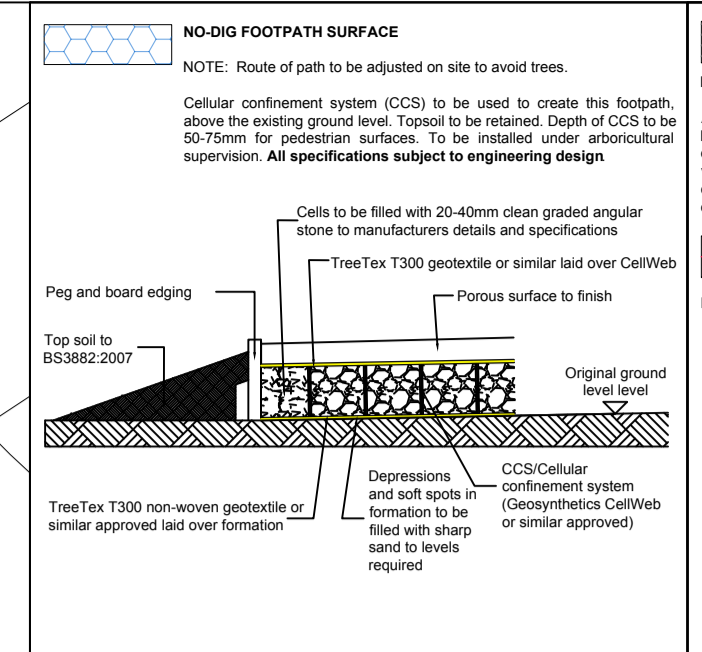
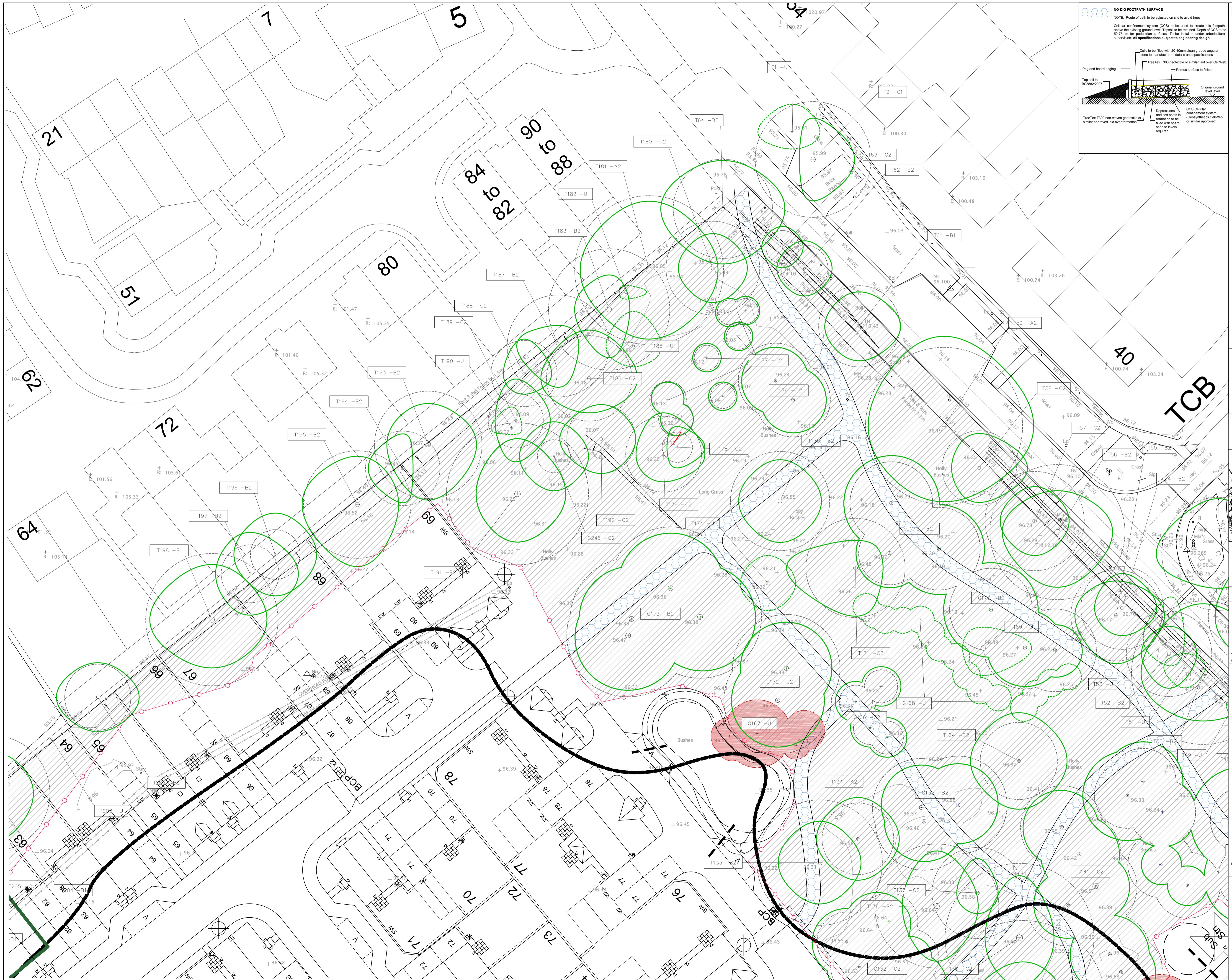
drawing: Tree Protection Plan

date: June 2017

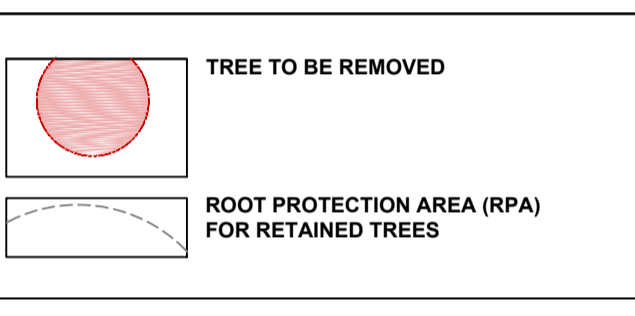
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dwg no: MILL21003-03B 7 of 7

drawn: MW checked: TRG



- Standard scaffold poles
 - Heavy gauge 2m tall galvanized tube and wood mesh infill panels
 - Panels secured to uprights and cross-members with wire ties
 - Ground level
 - Uprights driven into the ground until secure (minimum depth 0.6m)
 - Standard scaffold clamps
- Examples of alternative barrier designs can be found in the method statement. Should an alternative design be more viable and appropriate, it must be agreed with the project arboriculturist before implementation.
- GROUND PROTECTION**
 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.
- Foot traffic**
 Protective fencing
 Platform level at first lift of brickwork
 Protected area
 Protected area
- Ground unexcavated and protected by geotextile fabric, woodchip and side-sloping scaffold boards.
- For pedestrian movements only, a single thickness of scaffold boards should be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile.
- For pedestrian operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards should be placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile.
- For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative design (e.g. pre-cast reinforced concrete slabs) should be employed to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.



The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Rev	Date	Details	Drawn
A	27.11.2017	Footpath from plot 10 and junction details added	MW

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Courtyard House, Mill Lane, Godsallim, GU7 1EY
 Tel: 01483 425714

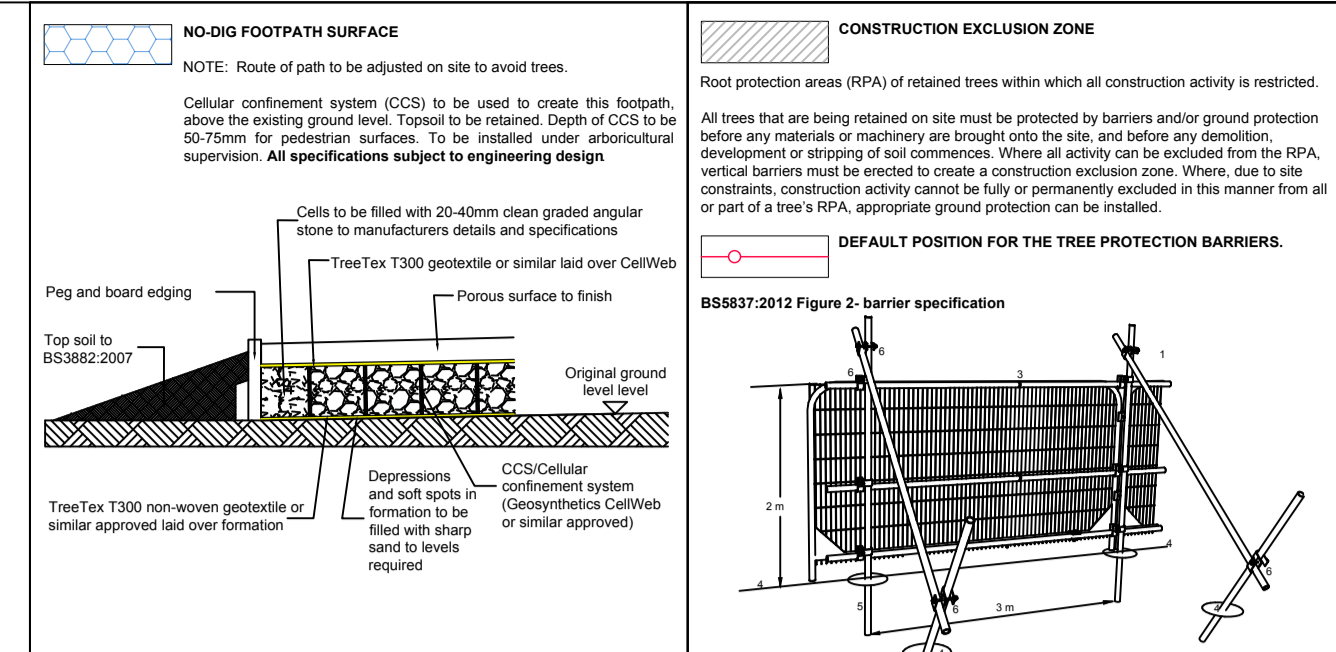
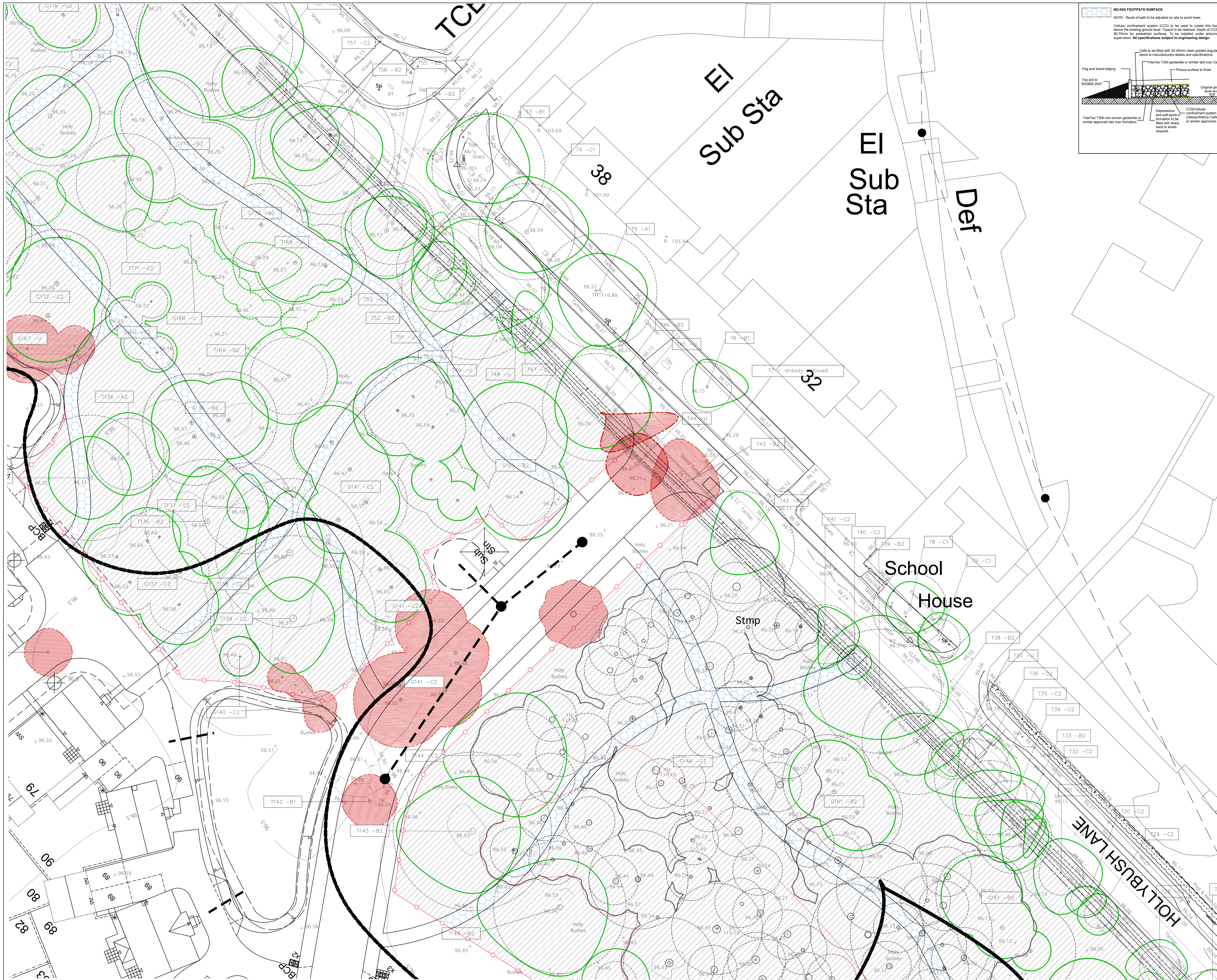
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scheme: Land at Hollybush Lane,
 Burghfield Common, Reading
 client: HDD
 drawing: Tree Protection Plan
 date: June 2017
 scale: 1:250@A1
 dwg no: MILL21003-03B 1 of 7
 drawn: MW checked: TRG



- 1 Standard scaffold poles
- 2 Heavy gauge 2m tall galvanized tube and wood mesh until panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

Examples of alternative barrier designs can be found in the method statement. Should an alternative design be more viable and appropriate, it must be agreed with the project arboriculturist before implementation.

GROUND PROTECTION

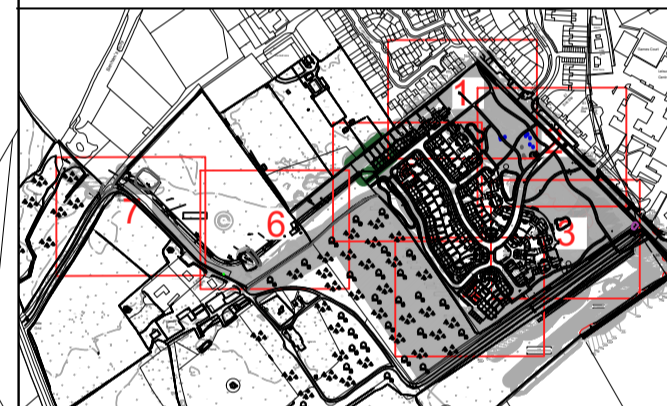
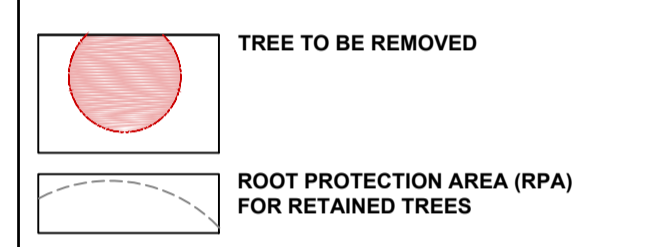
Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.



For pedestrian movements only, a single thickness of scaffold boards should be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), set onto a geotextile.

For pedestrian operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards should be placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile.

For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative design (e.g. pre-cast reinforced concrete slabs) should be employed to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.



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A 27.11.2017 Footpath from plot 10 and junction details added MW

Rev Date Details Drawn

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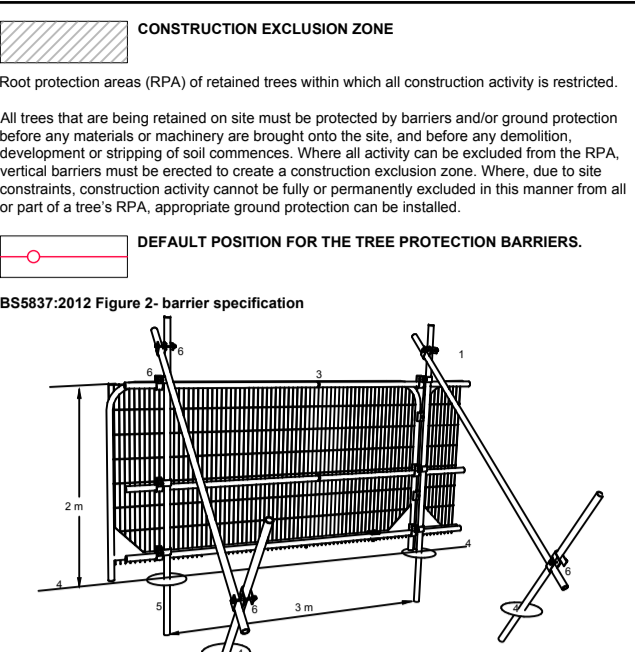
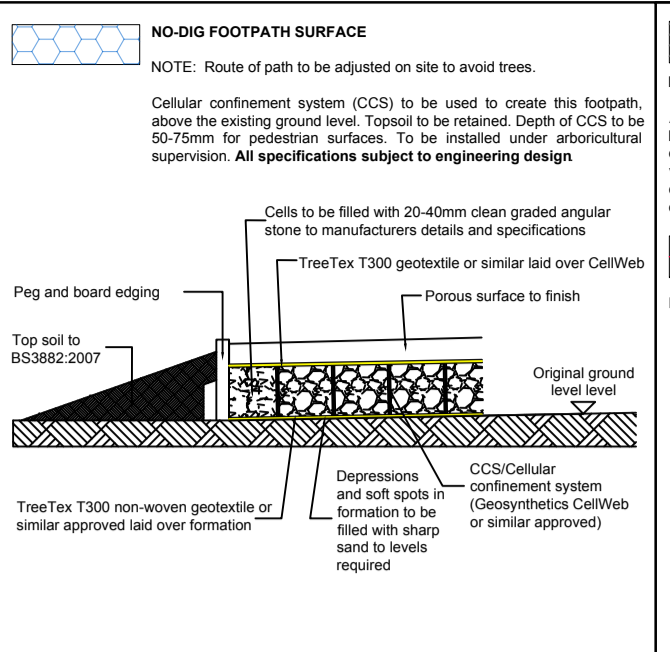
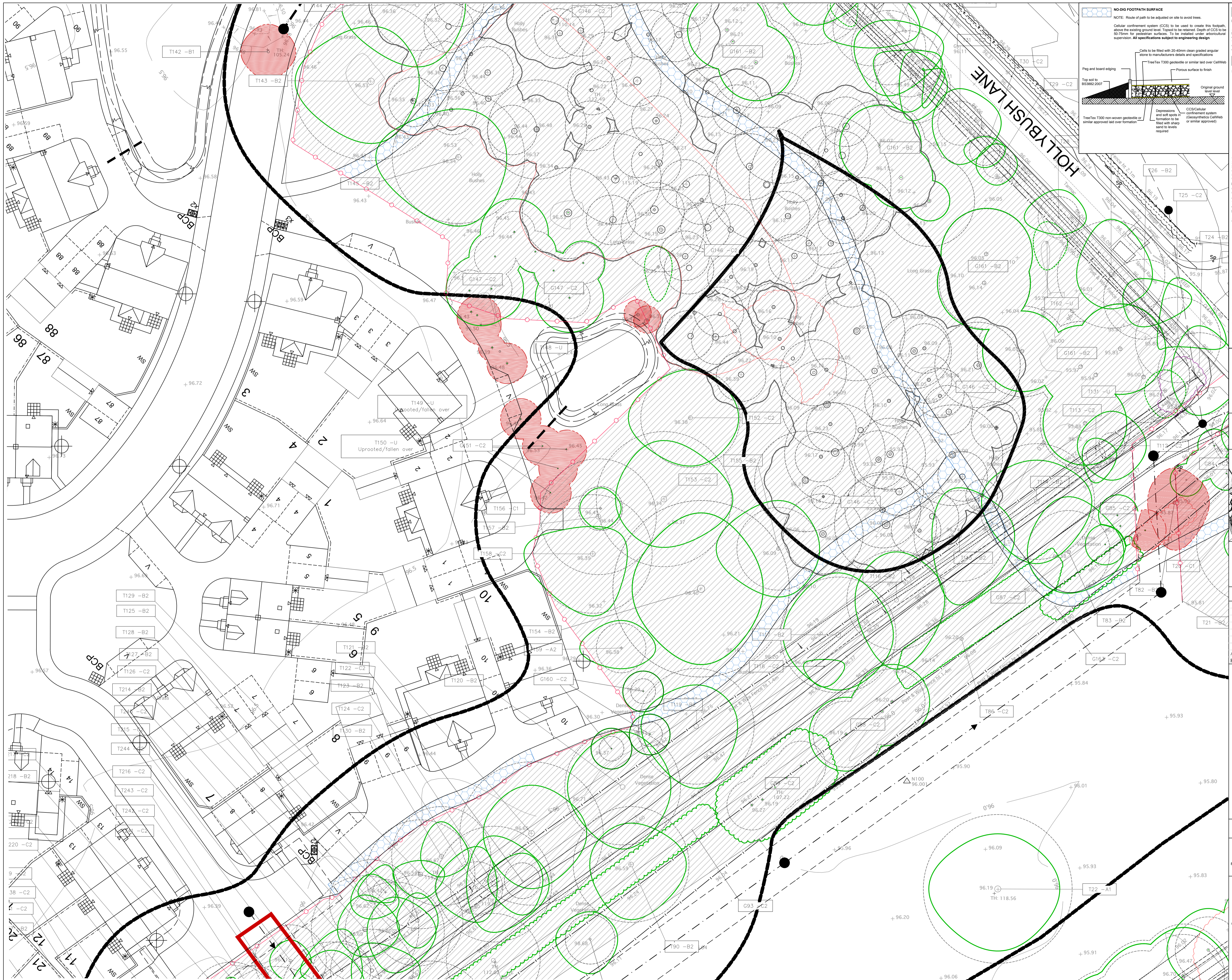
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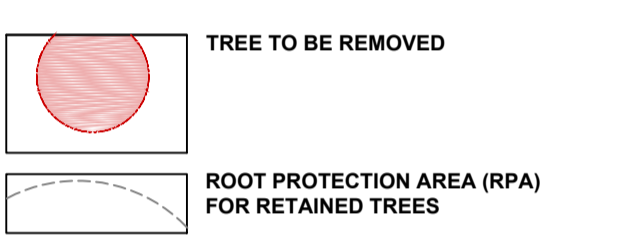
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 dwg no: MILL21003-03B 2 of 7
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- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanized tube and wood mesh until panels
 - 3 Heavy gauge 2m tall galvanized tube and cross-members with wire ties
 - 4 Ground level
 - 5 Lights driven into the ground until secure (minimum depth 600mm)
 - 6 Standard scaffold clamps
- Examples of alternative barrier designs can be found in the method statement. Should an alternative design be more viable and appropriate, it must be agreed with the project architect/contractor before implementation.
- GROUND PROTECTION**
- Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.
- Foot traffic**
- Protective fencing
- Scalloped
- Platform level at first lift of brickwork
- Protected area
- Protected area
- Ground unshaded and protected by geotextile matting, woodchips and sub-laying scaffold boards.
- For pedestrian movements only**, a single thickness of scaffold boards should be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchips), set onto a geotextile.
- For pedestrian operated plants up to a gross weight of 2 t**, proprietary, inter-linked ground protection boards should be placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchips), laid onto a geotextile.
- For wheeled or tracked construction traffic exceeding 2 t gross weight**, an alternative system (e.g. pre-cast reinforced concrete slabs) should be employed to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.



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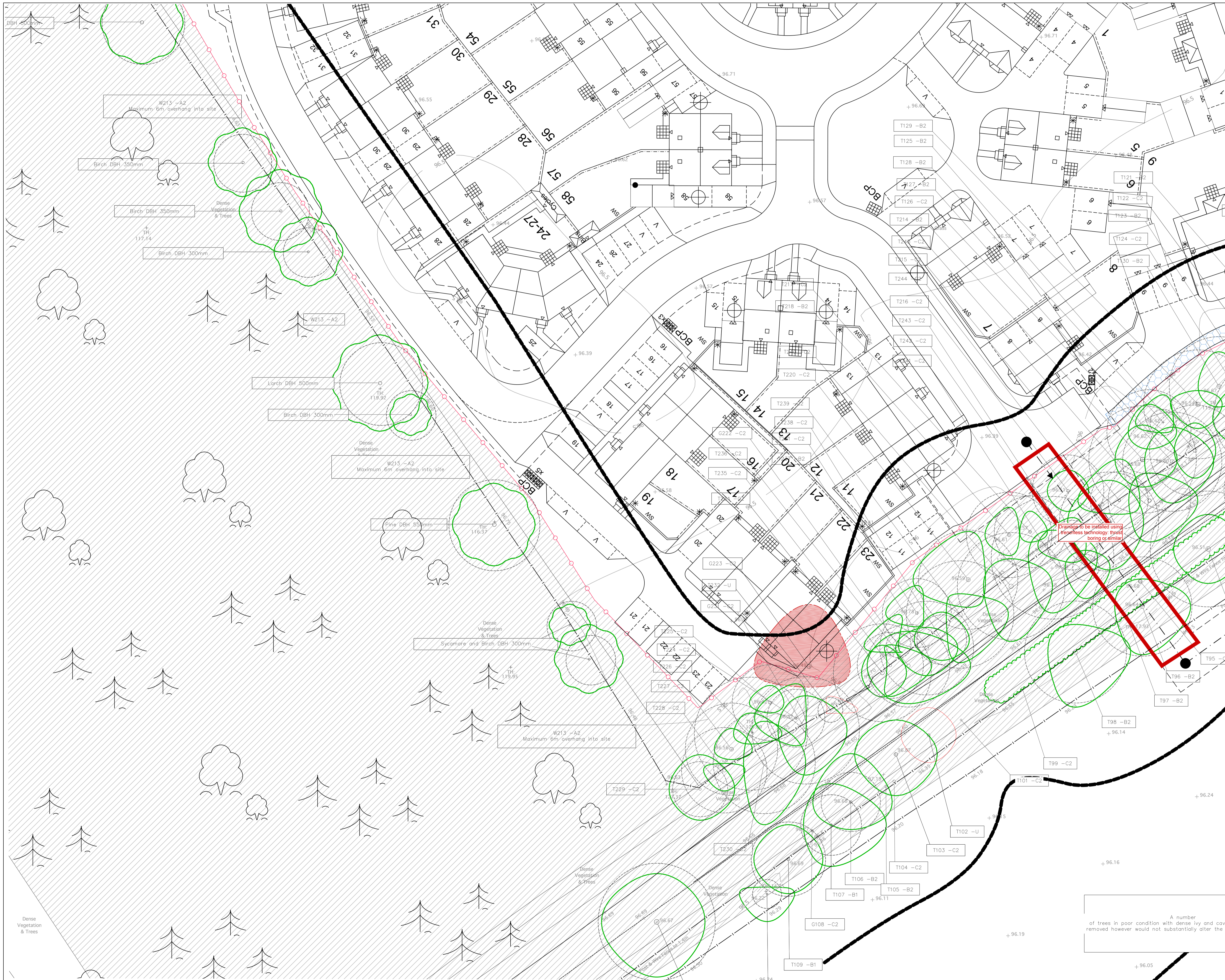
drawing: Tree Protection Plan

date: June 2017

scale: 1:250@A1

dwg no: MILL21003-03B 3 of 7

drawn: MW checked: TRG



CONSTRUCTION EXCLUSION ZONE

All trees that are being retained on site must be protected by barriers and/or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where an activity can be excluded from the RPA, a physical barrier must be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree RPA, appropriate ground protection can be installed.

DEFAULT POSITION FOR THE TREE PROTECTION BARRIERS.

BS5837:2012 Figure 2 - barrier specification

1 Standard scaffold poles
 2 Heavy gauge 2m tall galvanized tube and wood mesh until panels
 3 Panels secured to uprights and cross-members with wire ties
 4 Ground level
 5 Uprights driven into the ground until secure (minimum depth 600mm)
 6 Standard scaffold clamps

Examples of alternative barrier designs can be found in the method statement. Should an alternative design be more viable and appropriate, it must be agreed with the project arboriculturist before its implementation.

GROUND PROTECTION

Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

Foot traffic

Protective fencing
 Scaffolding
 Platform level at first floor of brickwork
 Protected area
 Protected area

Ground unexcavated and protected by geotextile fabric, woodchip and sub-draining scaffold boards.

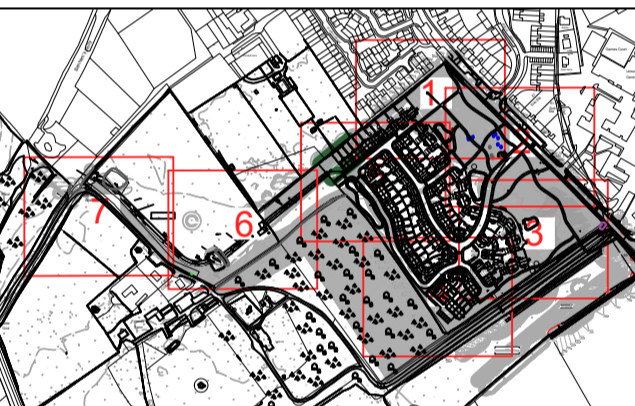
For pedestrian movements only, a single thickness of scaffold boards should be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), set onto a geotextile.

For pedestrian operated plants up to a gross weight of 2 t, proprietary, inter-linked ground protection boards should be placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile.

For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. pre-cast reinforced concrete slabs) should be employed to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.

TREE TO BE REMOVED

ROOT PROTECTION AREA (RPA) FOR RETAINED TREES



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Rev	Date	Details	Drawn
A	27.11.2017	Footpath from plot 10 and junction details added	MW

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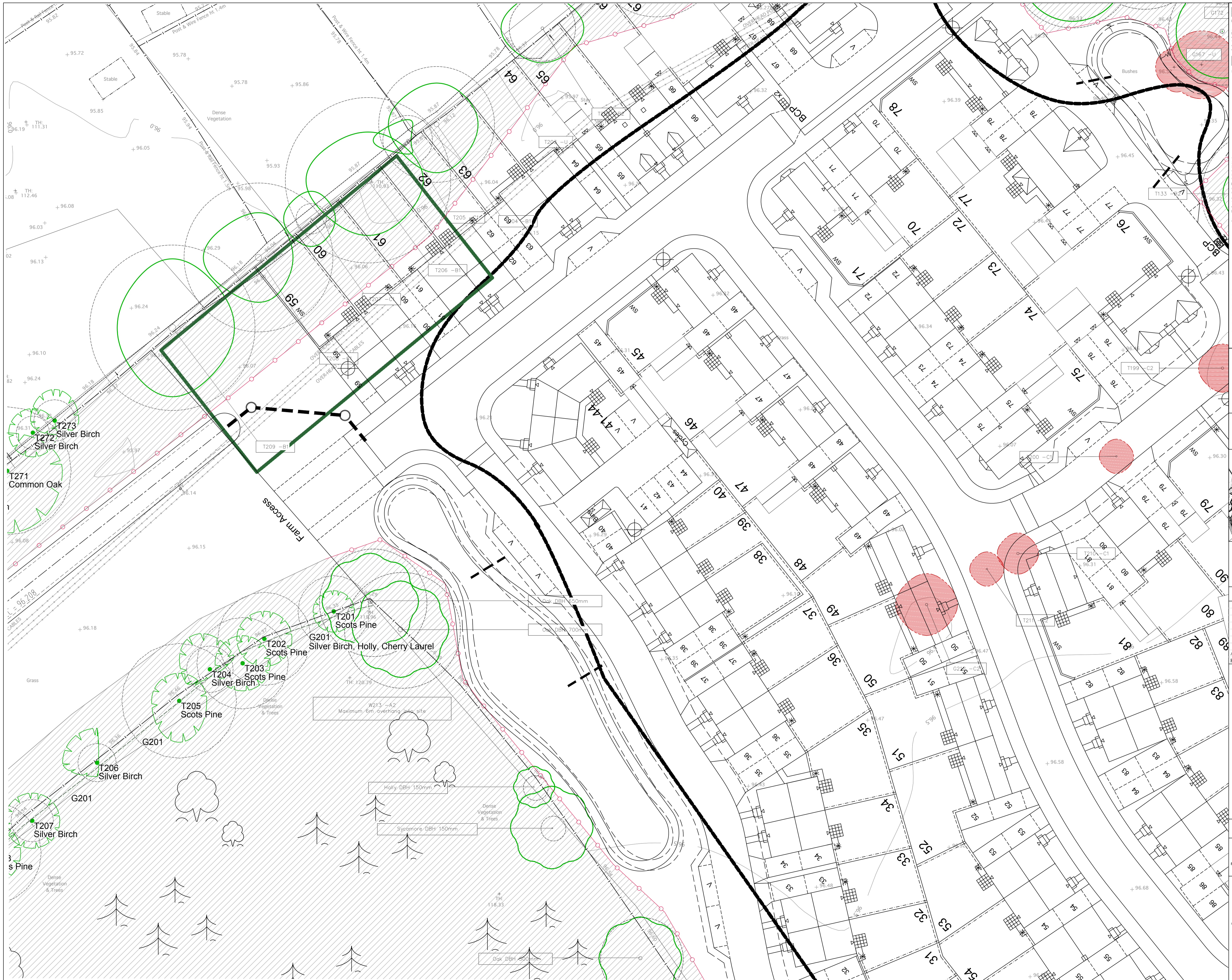
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 dwg no: MILL21003-03B 4 of 7
 drawn: MW checked: TRG

A number of trees in poor condition with dense ivy and cavity removed however would not substantially alter the



CONSTRUCTION EXCLUSION ZONE

All trees that are being retained on site must be protected by barriers and/or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where an activity can be excluded from the RPA, physical barriers must be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection can be installed.

DEFAULT POSITION FOR THE TREE PROTECTION BARRIERS.

BS8837:2012 Figure 2 - barrier specification

- Standard scaffold poles
- Heavy gauge 2m tall galvanized tube and wood mesh until panels
- Panels secured to uprights and cross-members with wire ties
- Ground level
- Uprights driven into the ground until secure (minimum depth 0.6m)
- Standard scaffold clamps

Examples of alternative barrier designs can be found in the method statement. Should an alternative design be more viable and appropriate, it must be agreed with the project arboriculturist before its implementation.

GROUND PROTECTION

Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

Foot traffic

Scallding

Ground unshaded and protected by geotextile fabric, woodchip and sub-drainage scaffold boards.

For pedestrian movements only, a single thickness of scaffold boards should be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile.

For pedestrian operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards should be placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile.

For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative design (e.g. pre-cast reinforced concrete slabs) should be employed to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.

TREE TO BE REMOVED

ROOT PROTECTION AREA (RPA) FOR RETAINED TREES



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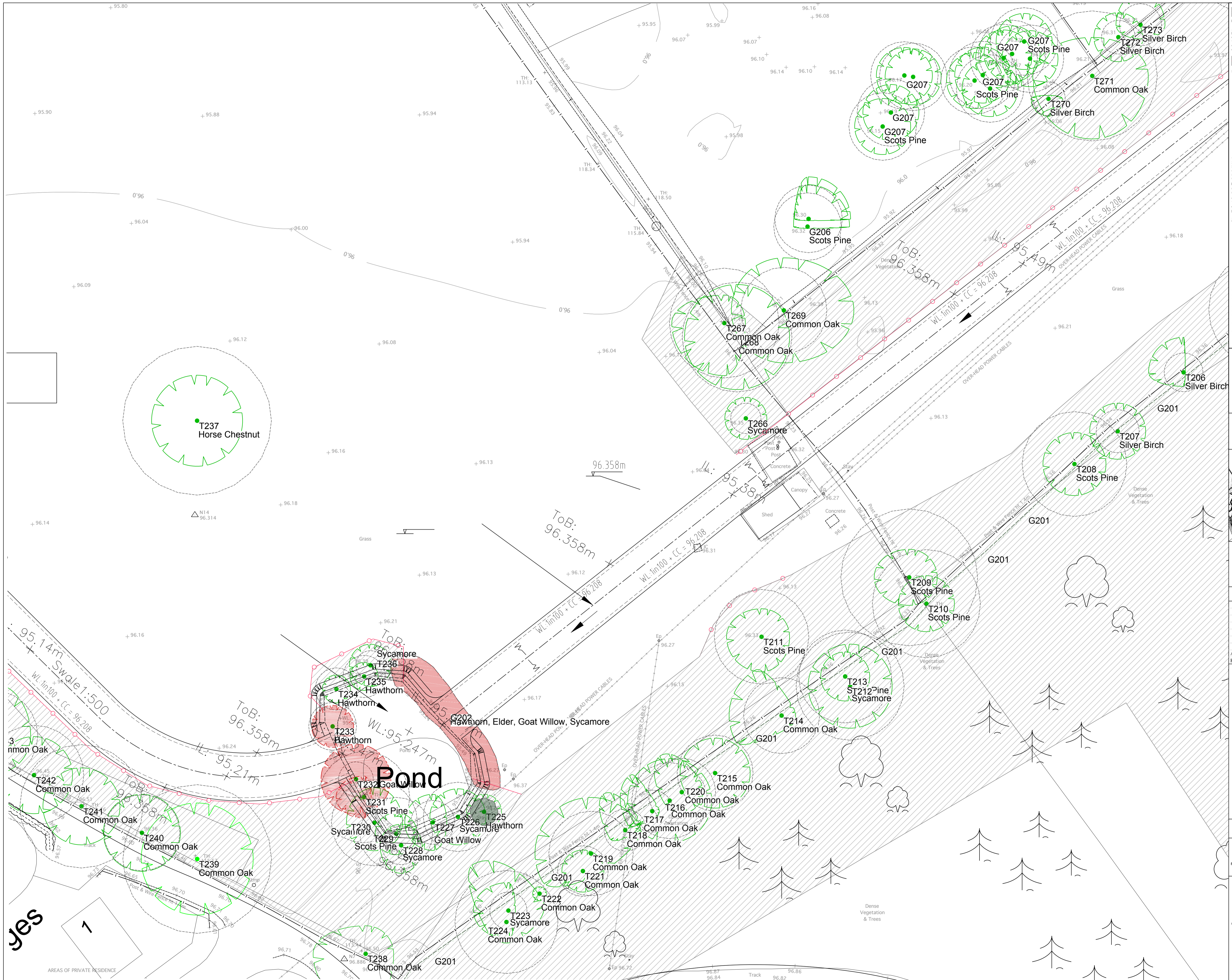
drawing: Tree Protection Plan

date: June 2017

scale: 1:250@A1

dwg no: MILL21003-03B 5 of 7

drawn: MW checked: TRG



CONSTRUCTION EXCLUSION ZONE

Root protection areas (RPA) of retained trees within which all construction activity is restricted. All trees that are being retained on site must be protected by barriers and/or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where an activity can be excluded from the RPA, vertical barriers must be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection can be installed.

DEFAULT POSITION FOR THE TREE PROTECTION BARRIERS.

1 Standard scaffold poles
 2 Heavy gauge 2m tall galvanized tube and wood mesh until panels
 3 Panels secured to uprights and cross-members with wire ties
 4 Ground level
 5 Uprights driven into the ground until secure (minimum depth 0.6m)
 6 Standard scaffold clamps

Examples of alternative barrier designs can be found in the method statement. Should an alternative design be more viable and appropriate, it must be agreed with the project arboriculturist before implementation.

GROUND PROTECTION

Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

Foot traffic

Protective fencing
 Protected area
 Platform level
 at first lift of brickwork
 Protective fencing
 Protected area

Ground unshaded and protected by geotextile fabric, woodchip and side-lapping scaffold boards.

For pedestrian movements only, a single thickness of scaffold boards should be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile.

For pedestrian operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards should be placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile.

For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. pre-cast reinforced concrete slabs) should be employed to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.

TREE TO BE REMOVED

ROOT PROTECTION AREA (RPA) FOR RETAINED TREES

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0 1 2 3 4 5 6 7 8 9 10m

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EASTERN AREA PLANNING COMMITTEE ON 7 FEBRUARY 2018

UPDATE REPORT

Item No: (3) **Application No:** 17/03304/FULD **Page No.** 75-92
Site: Garden land to the rear of 17 Church Gate, Thatcham

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr James
Mr Steven Cottrell

Ward Member(s): Councillor Richard Crumly
Councillor Marigold Jacques

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Updated recommendation

To delegate to the Head of Planning and Development to GRANT PLANNING PERMISSION subject to the conditions listed in Section 9 of the Committee Report and subject to the additional condition set out below;

1. Notwithstanding the approved plans, no development shall take place until the floor plans, elevations and schedule of materials of the shed indicated on drawing no AB_02 has been submitted to and approved in writing by the Local Planning Authority. The shed shall be erected in accordance with the approved details.

Reason: To ensure that the shed is of an appropriate size within the site, and to protect the amenities of neighbouring dwellings, and to ensure that the materials are

visually attractive and respond to the local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006),

Agenda Item 4.(4)

EASTERN AREA PLANNING COMMITTEE ON 7TH FEBRUARY 2018

UPDATE REPORT

Item No: (4) **Application No:** 17/03374/FULD **Page No.** 93-120

Site: Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN

Planning Officer Presenting: David Pearson

Member Presenting:

Parish Representative speaking: Councillor Geoff Couchman

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Cllr Alan Law

Update information

No further information has been received since the publication of the committee report on 29th January 2018.

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