

Update Report for Eastern Area Planning Committee

Wednesday, 9th March, 2022 at 6.30 pm
in Second Floor Meeting Area Council
Offices Market Street Newbury

Part I

Page No.

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|-----|--|--|-------|
| (1) | Application No. & Parish: TPO/201/21/1046 Stratfield Mortimer Proposal: | Confirmation of Tree Preservation Order | 3 - 6 |
| | Location: | Land at Hasenbach, The Bevers, Mortimer Common, Reading, RG7 3SP | |
| | Recommendation: | Tree Preservation Order No 201/21/1046 should be confirmed without amendments. | |

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on

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

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**EASTERN AREA PLANNING COMMITTEE
DATED 9th March 2022**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,
Part 2 - any applications that have been deferred for a site visit,
Part 3 - applications where members of the public wish to speak,
Part 4 - applications that have not attracted public speaking.

Part 1	N/A
Part 2	N/A
Part 3	Item (1) 201/21/1046 Land at Hasenbach, The Bevers, Mortimer Common, Reading, RG7 3SP Pages 5-58
Part 4	N/A

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**EASTERN AREA PLANNING COMMITTEE
9TH MARCH 2022
UPDATE REPORT**

Item No: 4(1) **Application No:** 201/21/1046 **Page No.** 5-58

Site: Land at Hasenbach, The Bevers, Mortimer Common, Reading, RG7 3SP

Planning Officer Presenting: Jon Thomas, Tree Officer

Member Presenting: N/A

Parish Representative speaking: Cllr. Danusia Morsley
Vice Chairman of Stratfield Mortimer PC – via Zoom

Objector(s) speaking: Mr V Hayter – in person
Mr M Morris-Ashton – in person

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Members: Cllr Graham Bridgman
Cllr Royce Longton
Cllr Geoff Mayes

1. Additional Consultation Responses

Public representations:	None
Parish Council:	<p>Our records show that the Parish Council were notified on 22nd October 2021 with no response received.</p> <p>The Parish has subsequently emailed to say:</p> <p>Please be advised that the [Parish] Council has not had enough notice to take this to our Planning Committee’s forthcoming meeting on 10th March, but our comments on the proposed Tree Protection Order are based on what has been observed by members of the Planning Committee, but not formally discussed, and reflect our original comments made under delegated powers on TPO 201/21/0999 earlier in 2020:</p> <p style="text-align: center;">TPO NUMBER: 201/21/1046 DETAILS: T1 – Pine SITE: Land at Hasenbach, The Bevers, Mortimer Common,</p>

Reading RG7 3SP

The pine tree appears to be healthy and contributes to the overall green aspect of the village. The tree is tall enough that if it fell it could damage one of two houses but we see no reason to cut it down - we would lose all the tall trees in the village centre on that basis. It has a very slight lean to the south at the base but a couple of metres up is quite vertical. The roots have caused some lifting of the concrete drive of the property it is planted in but this is not surprising as the concrete goes right up to the trunk on one side. The removal of the concrete and replacement with a gravel drive would be better for the tree and the residents. It was noted that the tarmac lane immediately outside the property showed no signs of visible lifting of the surface.

The lowest branch on the south side and grows at an unusually vertical angle; if a tree specialist advised removing that one branch flush with the trunk to balance the tree, the Parish Council would have no objection.

In our opinion the tree should not be cut down and given what has been said should be protected with a TPO.

2. Updated Site Information

On the basis of measurement of the stem of the tree taken on the morning of the Committee Site Meeting on 02/03/2022, the CAVAT valuation has been updated to £37,545.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.