

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	23/02254/ful Tidmarsh and Sulham .	13 th December 2023.	Demolition of existing dwelling, erection of 2 no 4 bed dwellings with associated access and curtilage. Land at the Rancher, Tidmarsh. Richard McArthy.
¹ Extension of time agreed with applicant until 10 th May 2024.			

The application can be viewed on the Council's website at the following link:
[Eastern Area Planning Committee 5 June 2024 - West Berkshire Council](#)

Recommendation Summary: The Development Manager be authorised to Grant planning permission.

Ward Member(s): Councillor Shakespeare.

Reason for Committee Determination: Application called in by Development Manager

Committee Site Visit: 29th May 2024.

Contact Officer Details

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1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.
- 1.2 This application seeks planning permission for the demolition of the Rancher a single detached 2 storey dwelling sited immediately to the south of Manor Farm Lane which runs to the west of the A340 on an east/west axis. The dwellings will each be 2 storey and 4 bedroomed with an integral garage and parking spaces on site. Vehicular access is to be derived off Manor Farm Lane to the north. To the west will be the proposed gardens of the 2 dwellings.
- 1.3 To the south of the application site is an area of open land [countryside] which has been laid bare by the applicant. Its purpose is unknown and is the subject of potential enforcement action. To the east of the application site lie new dwellings recently constructed -see planning history below. To the north is the Lane as noted with houses beyond that. Beyond the gardens is open land designated as countryside in the WBCS.
- 1.4 The whole application site lies in the National Designated Landscape of the North Wessex Downs [formerly the AONB] and the Rancher itself lies in the defined settlement boundary of Tidmarsh, but the proposed garden areas lie outside that boundary. To the north Tidmarsh Footpath number 7/1 runs along Manor Farm Lane. In addition to the south of the site lies TPO number 201/21/0314-A1.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
17/00408/certe	Certify existing use of land as domestic curtilage.	Approved 4/05/17
17/00968/fuld	Demolition of existing B8 (egg distribution warehouse) and five garages, relocation of sewage treatment plant and erection of 4 houses; 2 x semi-detached 2-bed and 2 x semi-detached 3-bed homes with associated garden and parking.	Approved 17.08/17

- 2.2 For clarity the CERTE application relates to the present application site, whilst the second application has now been fully implemented on site as the Committee Site Visit will show. This is to the east of the present application site.

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council’s Statement of Community Involvement. Site notice was displayed on the 27th February 2024 at Manor Farm Lane with a deadline for representations of 19th March 2024. A public notice was displayed in the Reading Chronicle on the 26th October 2023. This related to the PROW.
- 3.3 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a ‘local finance consideration’ is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identified the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	Yes	No	
New Homes Bonus	Yes	No	
Affordable Housing	No	No	
Public Open Space or Play Areas	No	No	
Developer Contributions (S106)	No	No	
Job Creation	Yes	Yes	

- 3.4 **Community Infrastructure Levy (CIL):** CIL is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. This can include roads and transport facilities, schools and education facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).

- 3.5 Based on the CIL PAIR form, it appears that the CIL liability for this development will be in the region of £58,000. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil. Details of any known exemptions likely to apply.
- 3.6 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.
- 3.7 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.8 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3.9 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.10 In this particular application there is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities

in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

- 3.11 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council’s website.
- 3.12 In this application if approved by the Committee there will be a degree of impact on the living conditions of those occupants living to the east of the application site by virtue of the additional dwelling being built and the construction phase .
- 3.13 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council’s website, using the link at the start of this report.

Tidmarsh and Sulham Parish Council:	Do not object in principle but note that should the application be permitted the various ongoing enforcement issues around the site associated with the applicant should be resolved.
WBC Highways:	Conditional permission be granted. It is noted that the additional traffic generation from the new access onto Manor Farm Lane from 1 additional dwelling will not be harmful to road safety or the PROW. Parking on site meets the necessary standards in addition ie complies with Policy P1 in the HSADPD.
Pang Valley Ramblers Association	No objection as such but concerned that should permission be granted during construction no obstruction of the PROW on Manor Farm Lane should occur—needs to be conditioned.
PROW	No response received.
Archaeological officer	The site is of little archaeological interest. No objections raised
Ecology	A Preliminary Ecological Assessment has been submitted with the application. The Council ecologist is satisfied with the findings of

	the report and the mitigation to be put in place. Conditional permission is recommended.
Tree officer	Conditional permission is recommended although the officer has concerns about the impacts on the roots of trees on the southern boundary in relation to the hardcore laid out .

Public representations

- 4.2 Representations have been received from 2 contributors, both of which support the application.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- 4.4 Will remove an eyesore , will improve local property values [not a planning matter], no objection in principle but if approved wish to see no encroachment onto Manor Farm Lane and apply a working hours condition.
- 4.5 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.
- Policies ADPP1, ADPP5 , CS1, CS13 , CS17, of the West Berkshire Core Strategy 2006-2026 (WBCS).
 - Policies P1 and C1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
 - Policy OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
- 4.6 The following material considerations are relevant to the consideration of this application:
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG)
 - North Wessex Downs AONB Management Plan 2019-24
 - WBC Quality Design SPD (2006)

5. Appraisal

- 5.1 The main issues for consideration in this application are:

Is the scheme acceptable in principle ?
Impact on the character and nature of the NWDNDL .
Highways /provision issues
Impact on local amenity

Ecology and trees .

Principle of development

- 5.2 Policy ADPP1 in the Core Strategy notes that [inter alia] new housing development will be appropriate in smaller villages with settlement boundaries subject to the nature and character of the area. In addition policy ADPP5 relating to the NWDNDL [North Wessex Downs National Designated Landscape], does permit additional housing in appropriate circumstances. Next policy CS1 identifies the fact that [inter alia] suitable land in settlement boundaries is acceptable in principle for new housing . In this case [see below] officers consider that the site is suitable in principle. Finally policy C1 in the HSADPD notes that there will be a general presumption in favour of new housing within defined settlement boundaries. This is also assisted by the fact that the application site is previously developed land ie brownfield.
- 5.3 It is important for the Committee to note in this case that the application site is bisected on a north/south axis by the Tidmarsh settlement boundary. ie the gardens lie outside that boundary. But the 2 new dwellings lie inside the boundary. Normally the application would not have been accepted on this basis given the approval of 17/00408/CERTE, which approved formally that the land attached to the Rancher the subject of this application site was indeed residential curtilage, there is no objection in principle for this to continue , albeit the gardens will still lie outside the settlement boundary. If this permission is granted, and the permission implemented, this will simply inform the review of such boundaries in the Local Plan Review.
- 5.4 To conclude there is no objection in principle to the development proceeding.

Character and appearance

- 5.5 The Committee are required to recognise that the application site lies in what was the NWDAONB now a national designated landscape. It has the same policy significance as outlined in the NPPF. Accordingly great weight needs to be attached to any potential visual impacts which could harm the quality and significance of the NDL. In this case the case officer has visited the application site twice. Firstly it is unfortunate that the southern setting of the application site has been impacted by works undertaken to the south. However having said that the following applies: The application site must be considered on its own individual merits in the red line, and secondly the application site is well screened on all sides [apart from the south which is not publicly accessible] by either existing built form [north and east] or mature trees/hedging [west].
- 5.6 Accordingly it is the officer view that the introduction of the additional dwellings onto the site. with the removal of the Rancher, will not harm the wider NDL and will also remove a dwelling which has become increasingly dilapidated. In addition it is considered that the design and appearance of the 2 dwellings is well conceived and appropriate for the vicinity, satisfying the advice in the Council Quality Design SPD. The plot sizes are reasonably spacious and separation distances particularly to the east are acceptable.
- 5.7 The application accordingly meets the following policy advice in ADPP5 - Recognising the area as a national landscape designation, development will conserve and enhance

the local distinctiveness, sense of place and setting of the AONB [now NDL] whilst preserving the strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland. Development will respond positively to the local context, and respect identified landscape features and components of natural beauty.

6. Highways/public rights of way

6.1 Some initial concerns were raised by the Ward Member about the suitability of Manor Farm Lane [MFL] for the additional traffic which would arise from the additional dwelling, plus any difficulties from the demolition/construction phase. MFL is an unadopted gravel track along which the public right of way runs as well, with relatively poor forward visibility onto the A340 a busy distributor road to the east.

6.2 The Highways officer has looked carefully at the application site and the position of the new access from MFL into the site, and the parking provision on site. They are satisfied that this will not be harmful to local road safety or the wider highways network and so accordingly will comply with the advice in policy CS13 in the WBCS. With appropriate conditions , particularly relating [in part] to nil physical encroachment onto MFL during the demolition/construction phase, the application is recommended for approval by highways. Public rights of way have been consulted on the application but no response has been received. The concerns of the Pang Valley Ramblers Association will however be met by this condition.

6.3 Impact on local amenity

6.4 The Committee site visit will show that to the east of the application site lie converted dwellings and new dwellings. The submitted plans have been scaled off and the distance between the new dwellings as proposed in this scheme and those to the east is just under 20m. The ridge height of the 2 new dwellings is to be 7.2m . The Committee will need to be aware that the 2 new dwellings are to the west of the existing ones so there will be a loss of both daylight and sunlight to a degree by the proposal. However balanced against this is firstly the loss of the Rancher and secondly the good separation distance between the 2 new plots and the eastern boundary as noted above. In addition the strong tree'd boundary to the west of the Rancher already causes a degree of light loss from that direction/aspect.

6.5 In terms of the potential for increased overlooking the east elevation on the 2 dwellings will have 2 bedroom windows each at 1st floor level . ie 4 windows in total. Whilst this will cause a degree of overlooking to the east given the separation distance of nearly 21m [the standard back to back minimum] this is not considered to be harmful. In recommending approval to the application officers will identify anyway the need to remove permitted development rights on the 2 dwellings via condition, which will ensure no new openings on the east elevation to be permitted without a planning application being submitted. At first floor level.

6.6 It is accordingly concluded that the scheme will not have an adverse impact on local amenity. In respect of the concerns about working hours from one neighbour, this will also be conditioned [see below].

6.7 Trees and Ecology

- 6.8 In terms of ecology and biodiversity whilst the surrounding area of the application site is well tree'd so providing a good foraging habitat for bats the survey undertaken in the house to be demolished shows no bat activity in any of the loft spaces. In addition the domestic curtilage on the application site showed little evidence of reptile , newt or badger activity. Accordingly the Council ecologist has recommended conditional approval to the application as it complies with the advice in policy CS17 in the WBCS .
- 6.9 The tree officer is now recommending conditional permission to the application. He was and still is concerned about the potential impact of the hardcore laid down to the south of the application site which could affect the root protection areas of the trees to the south . However with the appropriate conditions in place no objections are raised overall.

7. Planning Balance

7.1. The application before Committee is considered to be acceptable by officers for the following reasons: the loss of the dwelling is accepted in principle , the access to the site is satisfactory and impact on amenity is neutral. The ecological and tree issues have been resolved in addition. The scheme will mean the net gain of one additional dwelling in the District and any wider visual impact on the NWDNDL is well contained. In addition during the construction phase there will be a degree of economic benefit. In terms of social impact this is considered to be neutral.

7.2 Accordingly officers are recommending approval to the application. CIL will be chargeable in addition.

8. Full Recommendation

8.1 **To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.**

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p>Approved plans</p> <p>The development must be carried out in strict accord with the following approved plans by the Keene Partnership.</p>

	<p>All job no 9255. Numbers 104, 105, 107, 108, 109 and 110.</p> <p>Reason: To clarify the permission in accord with the advice in the DMPO of 2015.</p>
3	<p>CMS</p> <p>No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:</p> <ul style="list-style-type: none"> (a) The parking of vehicles of site operatives and visitors (b) Loading and unloading of plant and materials (c) Storage of plant and materials used in constructing the development (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing (e) Wheel washing facilities (f) Measures to control the emission of dust and dirt during construction (g) A scheme for recycling/disposing of waste resulting from demolition and construction works (h) A site set-up plan during the works <p>Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework , Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
4	<p>EV charging points</p> <p>No occupation of the dwellings shall take place until details an of electric vehicle charging point has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings. The charging point shall thereafter be retained and kept available for the potential use of an electric car.</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
5	<p>Car Parking</p> <p>No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p>

	<p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
6	<p>Cycle parking</p> <p>No dwelling shall be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
7	<p>Working hours</p> <p>No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority: 7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
8	<p>Materials</p> <p>The external facing materials to be used in the development hereby permitted shall be as specified on the plans and/or the application forms.</p> <p>Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Guidance 04/2 House Extensions (July 2004), and Supplementary Planning Document Quality Design (June 2006).</p>
9	<p>Windows - pd restriction</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall</p>

	<p>be constructed at first floor level on the east elevation of both the dwellings hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>
10	<p>Removal of pd rights</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out, on both the 2 dwellings hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. 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 (June 2006).</p>
11	<p>Ecology</p> <p>All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal and Preliminary Roost Assessment (October 2023, Arbtech). As already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.</p> <p>Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
12	<p>Lighting</p> <p>Prior to occupation, a "lighting design strategy for biodiversity" for the dwellings shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ol style="list-style-type: none"> a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be

	<p>clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: Bats are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
13	<p>Ecological enhancements</p> <p>The ecological enhancement to be carried out on the site when implemented shall be in accordance with the enhancements set out in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (October 2023, Arbtech). The approved details will be implemented and thereafter retained.</p> <p>Reason: To enhance biodiversity in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
14	<p>Landscaping</p> <p>No development shall commence on site until the applicant has submitted a scheme of fencing and landscaping to the south of the application site along the boundary . Once approved in writing by the Authority this shall be implemented in full prior to the first occupation of the dwellings hereby permitted. The landscaping shall be maintained to the satisfaction of the LPA for a minimum period of 5 years, post completion of the dwellings.</p> <p>Reason. To ensure any visual impact from the south is well contained in accord with the advice in policy ADPP5 in the WBCS of 2006 to 2026.</p>
15	<p>AMS</p> <p>The Arboricultural Method Statement and tree protection measures within Harper Tree Consulting Arboricultural report ref: 2023053 v2.0 dated March 2024 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p>

	Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.
16	<p>Trees</p> <p>No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures and site supervision 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> <p>Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with the objectives of the NPPF and Policies ADPP1, ADPP5, CS14, CS17, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>