

**EASTERN AREA PLANNING COMMITTEE
6TH NOVEMBER 2024**

UPDATE REPORT

Item No: (2) **Application No:** 24/01667/TPW **Page No.** 35 to 45

Site: Land East Of Pincents Lane, Tilehurst, Reading

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	A further representation has been made by a person who has not previously made a representation. The further comments are summarised below: <ul style="list-style-type: none">• the hedgerows on site are “important” under the terms of the Hedgerow Regulations 1997, and so should not be removed.• the new Management of Hedgerow Regulations 2024 require a 2m buffer strip of green vegetation to be maintained as measured from the centreline.
--------------------------------	---

3. Conditions

Since the publication of the Agenda Report, the applicant has requested amendments to proposed condition 3 (Specifications condition), in terms of the trigger point. It has been requested this is altered to “prior to any works to improve public footpaths within the RPAs of protected trees”.

4. Updated Recommendation

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

3	Specifications condition (amended) <p>No work shall take place prior to any works to improve public footpaths within the RPAs of protected trees (including site clearance and any other preparatory works) until the applicant has submitted specifications of footpath improvements (including of piped drain sections) within the RPAs of TPO trees, 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, CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
--	---