

**From:** Jon Thomas

**Sent:** 27 January 2022 18:04

**To:** Alice Attwood

**Subject:** <v9\_SmartSaved/> FW: Consultation on Planning Application 21/02710/FUL  
Pitchkettle Farm Goodboys Lane Grazeley Green Reading RG7 1ND

**Attachments:** ufm9\_INTCON\_-\_Internal\_Consultation.rtf

**Categories:** SmartSaved

**SmartSaved:**wbcopentlappsrv\_U745\_D8\_N2083532

Dear Alice,

I am site unclear as to the extent of the development – the extensive red line boundary is a concern.

Improvements to landscaping would help screen the site. Remediation within the Root Protection Areas of trees would help maintain the health of trees offering screening and the adjacent wood.

Please apply the following conditions:

### **Tree protection scheme (Minor)**

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority.

Such a scheme shall include:

- a plan showing the location and type of the protective fencing.
- All such fencing shall be erected prior to any development works.
- At least 2 working days notice shall be given to the Local Planning Authority that it has been erected.
- It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority.
- No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note 1: The protective fencing should be as specified in the BS5837:2012 at Chapter 6 and detailed in figure 2.

Note 2: Ground Protection shall be as paragraph 6.2.3.3. of the same British Standard.

A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

**Reason:** *Required to safeguard and to enhance its setting within the immediate locality to ensure the protection and retention of existing trees and natural features during the construction phase in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.*

## **Non pre-commencement landscape condition**

The development shall not be occupied until a detailed scheme of landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- schedules of plants noting species, plant sizes and proposed numbers/densities
- an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub and grass establishment.

The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season following completion of development.
- b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

**Reason:** *Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.*

*Kind regards*

*Jon*

**Jon Thomas**  
**Tree Officer**

Environment Department, Place Directorate, West Berkshire Council, Market Street, Newbury RG14 5LD

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**INTERNAL CONSULTATION**

**To: Tree Team                      Date: 15th November 2021**

**From: Service Director - Development and Regulation (Case Officer: Alice Attwood)**

**Planning Application No: 21/02710/FUL**

**Proposal: Part retrospective erection of two modular buildings following demolition and removal of existing structures, and change of use of site to flexible Class B2/B8/E(g) use**

**Address: Pitchkettle Farm, Goodboys Lane, Grazeley Green, Reading**

**Grid Reference: 468004 166658**

*Please provide your comments on the above planning application either In hard copy or by email to [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk). The plans and relevant documents are available to view on line or via Marvin (EDRMS). If you require any further information relating to the application, please do not hesitate to contact the Customer Call Centre on 01635 519111, quoting the planning application number.*

**Alice Attwood**

Case Officer

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**Comments to be received by: 29 November 2021**, failing the receipt of which I shall assume that you do not wish to comment.

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**Comments:**

Signature: .....

Date: .....(Tree Team)