

**From:** Jon Thomas

**Sent:** 24 April 2024 14:02

**To:** Michael Butler

**Subject:** RE: 23/02254 FUL The Rancher, Manor Farm Lane, Tidmarsh, Reading RG8 8EX

**Importance:** High

Dear Michael,

Thank you for the updated Arboricultural Report.

The inclusion of the Monkey Puzzle tree is helpful.

My query about incursions into RPAs caused by the new aggregate surfacing was not to do with the extent of the RPAs, so much as broader amelioration measures which might reduce the impacts on the trees resulting from the aggregate. This has not been answered unfortunately and the Arb Report seems to focus strictly on elements within the site. The Hazels could be coppiced and allowed to re-grow, whilst the aggregate could be pulled back from the Horse Chestnut and Silver Birch trees, and a more open stone used in a cellular confinement system, following some soil aeration.

In terms of this development I have no objections subject to the following Conditions:

### **Arboricultural Method Statement (submitted)**

*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.*

**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.**

### **Arboricultural supervision condition**

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.

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.

**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.*

*Kind regards*

*Jon*

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

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

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**From:** Gemma Beazley <gemma@keenpartnership.co.uk>  
**Sent:** Thursday, March 21, 2024 11:11 AM  
**To:** Michael Butler <Michael.Butler@westberks.gov.uk>  
**Cc:** Chris Keen <chris@keenpartnership.co.uk>  
**Subject:** RE: 23/02254 FUL The Rancher, Manor Farm Lane, Tidmarsh, Reading RG8 8EX

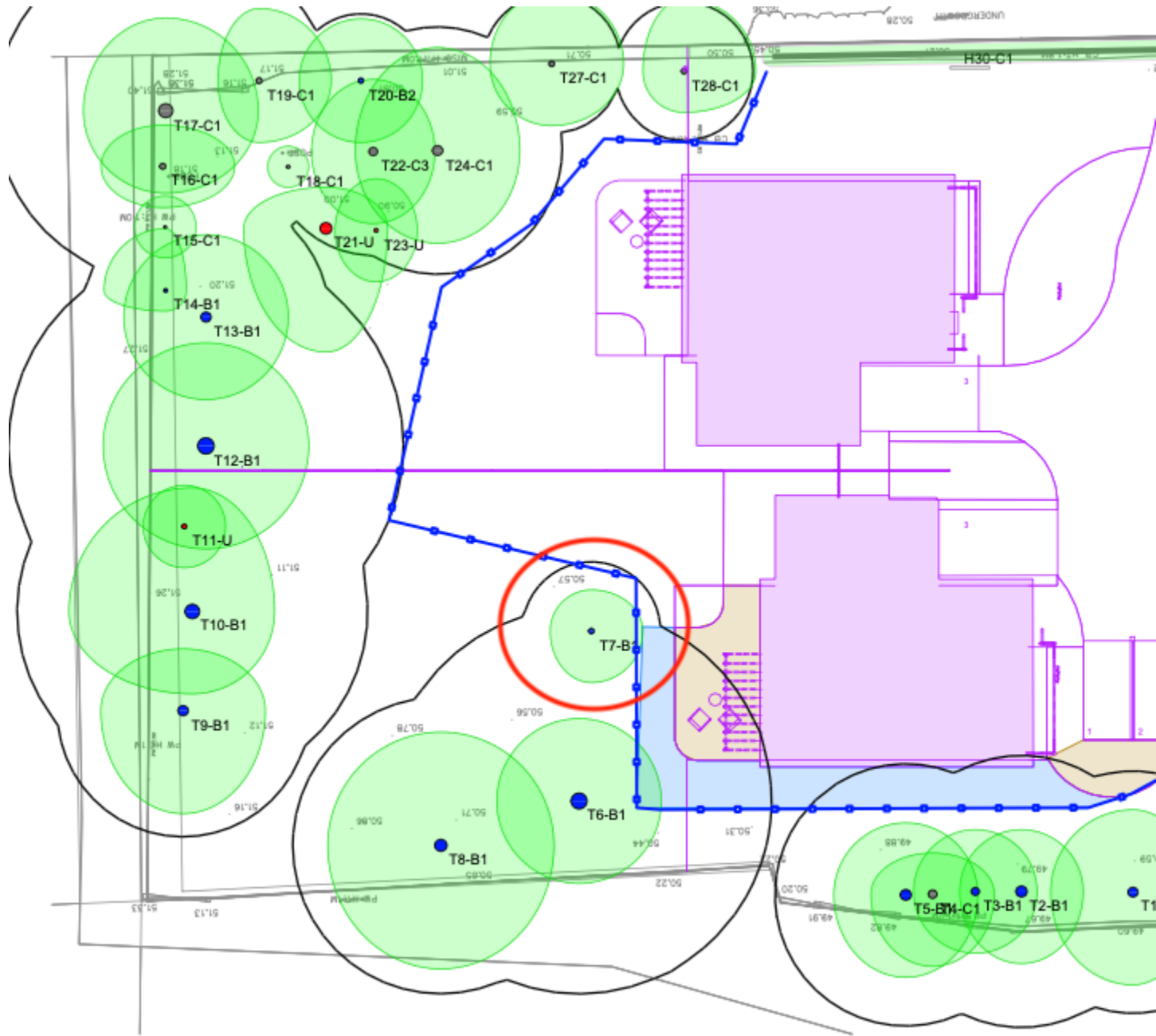
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Hi Michael,

Upon investigation I have seen the request for amendments has been made. Please see report attached with a updates section in relation to why the RPA'S of T1-T5 do not need to be modified.

Please also see below a marked snapshot of the plan showing the Monkey Puzzle Tree. It is T7.



Please let me know if you need anything further.

Thank you.

*Kind Regards,*

*Gemma Beazley*

*Senior Administration/Directors Assistant*

*The Keen Partnership  
The Courtyard, Edinburgh Road  
Reading, Berkshire  
RG30 2UA*

*01189 510 855*

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**From:** Michael Butler <[Michael.Butler@westberks.gov.uk](mailto:Michael.Butler@westberks.gov.uk)>  
**Sent:** Thursday, March 21, 2024 10:52 AM  
**To:** Gemma Beazley <[gemma@keenpartnership.co.uk](mailto:gemma@keenpartnership.co.uk)>  
**Subject:** FW: 23/02254 FUL The Rancher, Manor Farm Lane, Tidmarsh, Reading RG8 8EX  
**Importance:** High

Dear Gemma. I am not sure if you have seen this consultation response from our Tree Officer for the Rancher . The submitted Arb Report will need to be updated accordingly.

Without prejudice assuming there are no overriding technical objections to the application I am likely to be in a position to recommend approval to the application—however if so it will need to be taken to Planning Committee as the application has been called in. The next Committee is the 8<sup>th</sup> May [ it cannot get to the 10<sup>th</sup> April] so I request another EOT to the 10<sup>th</sup> May 2024 please accordingly.

I am still seeking consultation responses from our Ecologist and PROW officer in addition.

Regards

Michael Butler  
Principal Planning Officer

WBDC  
07769 725180

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**From:** Jon Thomas <[Jon.Thomas@westberks.gov.uk](mailto:Jon.Thomas@westberks.gov.uk)>  
**Sent:** Saturday, January 13, 2024 10:41 AM  
**To:** Planapps <[Planapps@westberks.gov.uk](mailto:Planapps@westberks.gov.uk)>  
**Subject:** 23/02254 FUL The Rancher, Manor Farm Lane, Tidmarsh, Reading RG8 8EX  
**Importance:** High

Dear Plan Apps,

Please can you save these comments for the Officer, once allocated.

TPO – 314 CA – no

The application is for the demolition and replacement of the existing dwelling at the Rancher, with two new buildings. The application is accompanied by an Arboricultural Report to BS 5837:2012 by Harper Consulting. This includes an Arb Method Statement and Tree Protection Plan. The plan omits to show a reasonable Monkey Puzzle tree north of the location of tree T8 Larch. It is not clear whether this tree would be removed in order to accommodate the proposed development. It does seem to be located in the amenity area (implying it should be retained), however it would require protection from site activity and should be included in the TPP.

My site visit showed that fairly extensive groundwork has recently been undertaken immediately west and south of the site, resulting in the laying down of a large area of hardstanding south of the recently built houses of 23/02253 and a new surfaced access track to the fields west of this site. This is composed of recycled material including fines, but also concrete clasts of approx. 100mm. It has been laid in the root protection areas of trees to the west and probably those to the south, as well. So the Arb Report will need to be updated to reflect this change, which may impact the RPAs plus advise on any remediation needed. This may have impacts on the proposed layout – especially the proximity of the southern building to the Pine trees of TPO 314.

Once the Arb Report has been updated I can provide substantive comments, until then I am concerned about the impact of the development on trees on site especially in the light of recent groundwork described.

*Kind regards*

*Jon*

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

Environment Department, Place Directorate, West Berkshire Council, Market Street, Newbury RG14 5LD  
☎ (01635) 519611 | ext 2611 | 🌐 [www.westberks.gov.uk](http://www.westberks.gov.uk)

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