

**From:** Gemma Beazley

**Sent:** 21 March 2024 11:05

**To:** Michael Butler

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

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Hi Michael,

Thank you for your emails.

I will seek the amendments to the tree report.

I also agree the extension to the 10<sup>th</sup> May. Thanks for your effort on this.

*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>  
**Sent:** Thursday, March 21, 2024 10:52 AM  
**To:** Gemma Beazley <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

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