



List of sources and Compendium of Planning Condition examples for Jeremy Barrell's SHA Planning Conference presentation – 20th February 2024

1. Location of this list <https://www.barrelltreecare.co.uk/resources/useful-documents/>
2. YouTube Promotional video for SHA Planning Conference
<https://www.youtube.com/watch?v=1I7eBJNDzHY>
3. YouTube Promotional video for AA Webinar on Urban Greenwashing
<https://www.youtube.com/watch?v=ZAu3oJk1ofY>
4. YouTube video of AA Webinar on Urban Greenwashing
<https://www.youtube.com/watch?v=hx7EzL33g6s&t=11s>
5. BTC Website <https://www.barrelltreecare.co.uk/>
6. Twitter <https://twitter.com/JeremyDBarrell>
7. LinkedIn <https://www.linkedin.com/in/jeremy-barrell-48b4ab19/recent-activity/all/>
8. TDAG <https://www.tdag.org.uk/>
9. Skylark Rise, Hailsham <https://twitter.com/JeremyDBarrell/status/1674347662001295360>
10. Abbey Road Studios, London <https://www.barrelltreecare.co.uk/assets/Uploads/23-AbbeyRoadStudios-AS.pdf>
11. The Connaught Hotel, Mayfair, London <https://www.barrelltreecare.co.uk/assets/Uploads/02-The-Connaught-Mayfair-MW.pdf>
12. LTOA Planning condition wording <https://www.ltoa.org.uk/planning/274-ltoa-planning-conditions/file>
13. Tree Parker <https://www.gtspecifier.co.uk/products/gts12-treeparker/>
14. Site Guidance Notes <https://www.barrelltreecare.co.uk/resources/technical-guidance/>
15. Sheffield Street Trees Inquiry https://www.sheffield.gov.uk/sites/default/files/2023-03/sheffield_street_trees_inquiry_report.pdf
16. *Tree value; the missing metric in built-environment management*
<https://www.barrelltreecare.co.uk/assets/Uploads/BTC-125-2018-Ecobuild.pdf>
17. Compendium of examples of Planning Conditions relating to tree protection on construction sites attached

Appeal Decision

Site visit made on 6 September 2016

by Helen Hockenhull BA(Hons) B.PI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 September 2016

Appeal Ref: APP/G5180/W/16/3149502

213-215 Kings Hall Road, Beckenham, Bromley BR3 1LL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Brookworth Homes Ltd against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/15/04458/OUT, dated 9 October 2015, was refused by notice dated 4 April 2016.
 - The development proposed is the introduction of access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping.
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Decision

1. The appeal is allowed and outline planning permission is granted in respect of access and layout for the introduction of an access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping at 213-215 Kings Hall Road, Beckenham, Bromley BR3 1LL in accordance with the terms of the application, Ref DC/15/04458/OUT, dated 9 October 2015, subject to the conditions in the attached schedule.

Preliminary Matters

2. The appeal was submitted in outline with access and layout to be determined at this stage. Appearance, scale and landscaping form reserved matters. I have considered the appeal on this basis with sketch elevations of the proposed dwellings being for indicative purposes only.
3. The application form states the site address as 213-215 Kings Hall Road however the Council's decision notice shows the address as 213 Kings Hall Road. I have used the site address stated on the application form as the appeal site relates to both properties.
4. The description of development I have used in the banner heading reflects that in the original planning application form. I note that at Question E of the Appeal Form it is stated that the description has not been changed but a different wording is provided making reference to it being an outline planning application in respect of access and layout. I consider this revised wording better describes the development and therefore I have used it in my decision.

Main Issue

5. The main issue raised in this case is the effect of the development on the character and appearance of the area.
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Reasons

6. The appeal site forms an area of land lying to the rear of Nos 207 - 215 Kings Hall Road and Nos 175-191 Lennard Road. It comprises part of the side and rear garden to No. 215 Kings Hall Road and part of the rear garden to No. 213. The site includes grassland, mature shrubs and trees, a pond together with a couple of outbuildings and the remnants of a model railway line. The land includes an area of protected trees along the western boundary and lies adjacent to Metropolitan Open Land.
7. The area is residential in character and includes large detached and semi-detached dwellings on Kings Hall Road, a wide tree lined street. Properties have long rear gardens and good size plots which contribute to the character of the area. Gaps between dwellings allow views of existing trees and landscaping within the appeal site. Dwellings on Lennard Road form smaller semi-detached properties. Again the road is tree lined and the houses overlook playing fields on the opposite side of the road giving the area a spacious and verdant character. Houses on Lennard Road which back on to the appeal site also in the main have long narrow rear gardens.
8. Policy H7 of the Bromley Unitary Development Plan (UDP) concerns housing density and design. Amongst other objectives the policy seeks to ensure that buildings are designed to a high quality and recognise and complement the qualities of the surrounding area. Paragraph 4.33 of the supporting text states that backland development may be acceptable, except in Areas of Special Residential Character, provided it is small scale and sensitive to the surrounding residential area.
9. I am aware that there have been a number of applications and subsequent appeal decisions for the development of the site and that the current appeal proposal attempts to overcome previous issues and concerns, including a reduction in the number of dwellings to three.
10. The appeal scheme proposes an access road between Nos 215 and 217 Kings Hall Road which continues straight and then curves away from the site boundary to provide an area of landscaping. The dwelling on Plot 1 would be orientated so that the garage is closest to the northern boundary reducing the height of the development in direct sight down the access road. Views from Kings Hall Road would be of a dwelling at the head of the access with landscaping in front and behind softening views of the dwelling and allowing greater views over and beyond the plot to the area of woodland behind. I consider this would be in keeping with the verdant character of the area with trees and vegetation on the boundaries of properties and viewed between dwellings.
11. The majority of protected trees to the western site boundary would be retained apart from those identified for removal in the Arboricultural Statement. Existing trees on the boundary with Lennard Road would be retained and supplemented with additional planting. Landscaping would be provided to the southern and eastern site boundaries. This would provide landscaped views between existing dwellings and assist to screen the development from the rear of neighbouring properties.

12. The three dwellings proposed in the appeal scheme form a reduction in number from that proposed in the previous appeals, 6 and 5 dwellings respectively¹. This reduced footprint provides greater amenity space and planting and ensures that the existing mature landscaping can be retained.
13. Existing dwellings on Kings Hall Road and Lennard Road have long narrow rear gardens of over 35 metres in length. The proposed dwellings would be sited in plots of a different shape with wider and shorter rear gardens of between 16 and 22 metres depth. The Council has argued that the proposal would have a strongly urbanising effect on the site, as the footprint of the dwellings together with the accessway would result in a larger proportion of the site being developed.
14. I have had regard to the appellant's evidence that the plot sizes of the proposed dwellings would be greater than that of existing dwellings on Kings Hall Road and Lennards Road. Any development would to an extent have the effect of urbanisation but in this case having regard to the generous plot sizes and proposed retention of landscaping and trees together with supplementary planting I consider that the proposal would not have an unacceptable urbanising effect out of character with the locality.
15. The Council have argued that the scheme results in the overdevelopment of the site. The National Planning Policy Framework states in paragraph 47 that local planning authorities should set their own approach to housing density to reflect local circumstances. The London Plan advises that new development should involve the efficient use of land and development on sustainable land would be expected to achieve densities of 35-65 dwellings per hectare. The appeal scheme proposes a density of 6.8 dwellings per hectare which I consider to be appropriate in this location reflecting the density and character of the surrounding area. I consider that the appeal proposal would not form overdevelopment.
16. The appellant has brought my attention to other backland sites that have been granted planning permission or developed in the local area. Whilst these schemes demonstrate that there are other backland developments in the locality, they are not directly comparable to the appeal scheme either in terms of number of dwellings, density, previous land use or proximity to other dwellings. Accordingly I have considered the appeal proposal on its individual merits.
17. I conclude that the appeal scheme would not result in the overdevelopment of the site and having regard to the spacious size of the plots, the footprint of the dwellings and the retention and enhancement of landscaping, that the proposal would not be out of keeping with the character and appearance of the area. The proposal would comply with Policies BE1 and H7 of the Bromley UDP 2006 which aim to achieve a high standard of design and complement the qualities of the surrounding area. These policies are generally consistent with the National Planning Policy Framework (the Framework) in particular paragraphs 17 and 58 which seeks to secure high quality design and ensure that development responds to local character.

¹ APP/G5180/A/14/2224368 and APP/G5180/W/15/3130198

Other matters

18. The Council has raised no concern with regard to the effect of the proposal on the living conditions of the occupants of neighbouring dwellings, highways matters, drainage and flood risk, ecology and sustainable design and construction. I have no reason to disagree with this assessment. The proposal contributes to the supply of housing in the area compliant with development plan policies.
19. I have had regard to the concerns of neighbouring residents with the loss of views over this attractive garden area, security, light and noise pollution and pressure for the development of adjoining land. Whilst I acknowledge that views from the rear of neighbouring properties would be changed by the proposed development, I consider that the landscaping proposed would soften the visual impact of the development ensuring that it would not be out of character with the area. I have no evidence before me that the proposal would result in security issues or light and noise pollution causing material harm to the amenity of nearby residents. Any proposals for adjoining land would be considered on their individual merits by the Council.

Conditions

20. I have had regard to the conditions suggested by the Council in light of the Framework and the Planning Practice Guidance (PPG). As the appeal proposal is in outline with matters of access and layout to be approved at this stage, it is not necessary to impose conditions regarding appearance, scale and landscaping.
21. The normal conditions governing the submission of details in pursuance of reserved matters are required as is a condition requiring the development to be carried out in accordance with the approved plans for the avoidance of doubt and in the interest of proper planning. Conditions regarding materials, boundary treatment, landscaping, hard surfacing, street lighting can be left to reserved matters stage. I consider that a condition regarding the height of the dwellings is necessary in order to protect the character and appearance of the surrounding area and the amenity of neighbouring residents.
22. A number of conditions are suggested with regard to the protection of existing trees and woodland and their future management which I consider are necessary to ensure their retention and maintenance. I have amended the wording and amalgamated conditions suggested by the Council to avoid repetition and in order to comply with the guidance. I consider a surface water drainage condition is appropriate to reduce the risk of flooding. I agree that conditions relating to the access road, junction arrangements, car parking and garage size are necessary in the interests of highway safety.
23. Given the residential character of the area, it is appropriate that conditions are imposed requiring a construction management plan and wheel wash facilities. It is also necessary to impose a condition regarding slab and site levels in order to protect the character of the area and the amenity of neighbouring occupants.
24. As the proposal is in outline with appearance reserved for later approval, a condition regarding obscure glazing to first floor flank windows is not necessary. Conditions regarding Lifetime Homes and Secured by Design are

also more appropriate at reserved matters stage. I find that there are no exceptional circumstances that would justify the removal of permitted development rights. Having regard to the sites use as residential garden and in the absence of any evidence to the contrary I do not consider it necessary to impose a condition regarding contamination.

Conclusion

25. I find that the appeal scheme would not cause material harm to the character and appearance of the area.
26. For the reasons given above and having regard to all other matters raised, I consider the appeal should succeed.

Helen Hockenfull

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) Details of the appearance, landscaping and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 13121/S401 Site Location Plan, Drawing No. 13121/S402 – Existing Site Survey, Drawing No. 13121/C401B - Coloured Site Layout, Drawing No. 13121/P403 – Proposed Site Block Plan Comparison of Plot Sizes, Drawing No. 13121/C402C - Proposed Sketch Elevations, Drawing No. 13121/SK403 – Coloured Site Layout with Previous Scheme.
- 5) No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the local planning authority.
The statement shall include details of:
 - Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
 - Type and siting of scaffolding (if required);

- Details of the method and timing of demolition, site clearance and building works;
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations;
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone;
- Details of the method to be used for the removal of existing hard surfacing within the protected zone;
- Details of the nature and installation of any new surfacing within the protected zone;
- Methods proposed for the watering of the trees during the course of the Project.

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

- 6) The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.
- 7) The design of the foundations of the proposed new dwellings must be sufficient to allow the trees within the woodland order W1 to remain in situ sustainably in close proximity to the new dwellings given the proposed development site is on London clay. The ownership and control of the trees within the woodland order W1 should be placed into a management company to reduce post development pressure on the trees from the proposed new dwellings.
- 8) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner before or during building operations, other than in accordance with the approved plans and details, without the prior written approval of the local planning authority.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.]

- 9) The development permitted by this outline planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by the local planning authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to Greenfield rates in line with the standard of the Mayor's London Plan.
- 10) The dwellings hereby permitted shall not be more than 10.0 m in height.
- 11) Details of the layout of the access road and turning area including its junction with Kings Hall Road and dimensions of visibility splays shall be submitted to and approved in writing by the local planning authority and these access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of 0.6m in height within the approved splays except for trees selected by the authority, and which shall be permanently retained.
- 12) Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the local planning authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 2015 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.
- 13) Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are provided) to allow for manoeuvring and these spaces shall be permanently retained as such thereafter.
- 14) Garages shall have minimum internal dimensions of 2.6m x 6m and there shall be a minimum clear space in front of their doors of 6m (or of 7.5m where the garages are in a compound or opposite a structure or means of enclosure) to allow for manoeuvring and these dimensions shall be permanently retained as such thereafter.
- 15) While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.
- 16) Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

- 17) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

17 11549 Land off New Lane Milford On Sea

The proposed development site is not situated within a Conservation Area and is not subject to any Tree Preservation Orders.

The sites interior is void of any trees with several mature and semi mature trees being situated off site and to the sites boundary within the hedgerow. The most important and prominent of which is the Monterey Pine tree situated to the north of the site, behind Unit 2. The layout appears to have taken this tree into account with adequate garden space being provided. Excessive shading and dominance of trees over properties is a common issue, however in this instance given its northerly position and reasonable garden size I do not feel this will be an issue.

The Tree Protection Plan (17236-BT1) shows a suitable level of protection to both trees and hedgerows on the site.

If the submitted Barrell Tree Consultancy Tree Protection Plan (17236-BT1), Method Statement (17236-AA-CA) and relevant planning conditions are adhered to the proposal will have minimal Arboricultural Impact.

No objections subject to condition

The trees and hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Barrell Tree Consultancy Arboricultural Assessment & Method Statement (ref - 17236-AA-CA) dated 27 September 2017 and Tree Protection Plan (ref – 17236-BT1) while in accordance with the recommendations as set out in BS5837:2012.

Prior to the commencement of works (including site clearance and demolition) 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend the pre-commencement site meeting as detailed within the submitted Barrell Tree Consultancy Manual for Managing Trees on Development Sites V1 SGN 1: Monitoring tree protection

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

NEW FOREST DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Mr McKeon
Pure Town Planning
Suite 7
Pine Court
36 Gervis Road
Bournemouth
BH1 3DH

Application Number: **18/11042**

Applicant: WCR Management Limited

Date of Application: 30 July 2018

THE NEW FOREST DISTRICT COUNCIL as the Local Planning Authority **GRANTS PLANNING PERMISSION** for the following development:

Development: **2 detached bungalows; associated parking; demolish existing**

Site Address: **30 Barton Drive, Barton-On-Sea, New Milton BH25 7JJ**

Subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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.

2. The development permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, 8800/303, 8800/400, 8800/401A, 8800/402.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

5. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

6. The dwellings hereby approved shall not be occupied until plans and particulars showing details of the provisions of cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate provision within the site and in accordance with policy CS2 of the New Forest District Council Core Strategy.

7. The kerb and footway at the proposed access crossing of the highway shall be lowered and reinstated to the specification and satisfaction of the Local Planning Authority prior to the occupation of the building.

Reason: To prevent danger to road users and in accordance with policy CS2 of the New Forest District Council Core Strategy.

8. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Barrell Tree Consultancy Arboricultural assessment & method statement (16049-AA3-AS), Tree Protection Plan (16049-BT5) dated 26th September 2018 and Manual for Managing Trees on Development Sites V2.1 while in accordance with the recommendations as set out in BS5837:2012.

NOTE - Attention is drawn to the requirement for a Pre Commencement Site meeting as detailed within SGN 1 - Explanatory notes and examples within the Manual for Managing Trees on Development Sites V2.1

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with policy CS2 of the New Forest District Council Core Strategy.

9. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:

- (a) Provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
- (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.
- (c) The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the New Forest and Solent Coast Nature Conservation Sites in accordance with Policy DM3 of the Local Plan Part 2 and the New Forest District Council Mitigation Strategy for European Sites Supplementary Planning Document.

10. The first floor windows (rooflights) on the N.E elevation of unit 1 shall at all times be glazed with obscure glass

Reason: To safeguard the privacy of the adjoining neighbouring property in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

Notes to applicant

1. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, Orders or Regulations made under such Acts.

3. If this permission leads to the creation of any new properties or a change to your property's access onto a different street, you should contact Mrs Sally Dobson in the Council's Address Management Section on 023 8028 5588 or e-mail address.management@nfdc.gov.uk regarding the addressing of the property/development.
4. In discharging condition No. 9 above the Applicant is advised that appropriate mitigation is required before the development is commenced, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. Further information about how this can be achieved can be found here <http://www.newforest.gov.uk/article/16478/>
5. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

The application was submitted with inadequate details in relation to the adjacent protected trees. Appropriate reports have now been provided.

D. Groom

Date: 14 November 2018

D Groom
Service Manager
Planning Development Control
Appletree Court
Beaulieu Road
Lyndhurst
Hampshire
SO43 7PA

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice online at <https://www.gov.uk/planning-inspectorate> or if you are unable to access the on line appeal form please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

(2) **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.

NEW FOREST DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Mr Shipperley
Anders Roberts & Assoc
Chapel Studios
14 Purewell
Christchurch
Dorset
BH23 1EP

Application Number: **18/11134**

Applicant: Mr & Mrs Sellwood

Date of Application: 17 August 2018

THE NEW FOREST DISTRICT COUNCIL as the Local Planning Authority **GRANTS PLANNING PERMISSION** for the following development:

Development: **Two detached houses with parking and associated access**

Site Address: **Land Of Alwyne, Farmers Walk, Everton, Hordle SO41 0JZ**

Subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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.
2. The development permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, Arboricultural assessment and method statement 18049-AA2-DC, 9006/300I, 9006/301A, 9006/302C, 9006/304, 9006/305, 18049-BT3.

Reason: To ensure satisfactory provision of the development.
3. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy CS2 of the Local Plan for the New Forest

District outside the National Park (Core Strategy).

4. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

5. Before the commencement of the external works a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

6. No development, demolition or site clearance shall take place until the following information is submitted to and approved in writing by the Local Planning Authority:

- Engineers drawings for the design of the road bridge as illustrated within Tree Protection Plan (18049-BT3) to include cross section drawings of the bridge and how this will join/meet the cellular confinement system to the north, and
- Specifications and a sample of the exact cellular confinement system to be used in the area marked with yellow within Tree Protection Plan (18049-BT3)

The development shall take place in accordance with these approved details prior to the occupation of the dwellings.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with policy CS2 of the New Forest District Council Core Strategy.

7. Prior to the installation of the engineered site access road bridge and cellular confinement system as illustrated within Barrell Tree Consultancy Tree Protection Plan (18049-BT3) (3 working days) notice shall be given to the Local Planning Authority Tree Officer to attend site supervision of the installation of engineered site access road bridge and cellular confinement systems).

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with policy CS2 of the New

Forest District Council Core Strategy.

8. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:
- (a) Provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
 - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.
 - (c) The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the New Forest and Solent Coast Nature Conservation Sites in accordance with Policy DM3 of the Local Plan Part 2 and the New Forest District Council Mitigation Strategy for European Sites Supplementary Planning Document.

9. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Barrell Tree Consultancy Arboricultural Assessment & Method Statement (18049-AA2-DC) dated 15th August 2018, Tree Protection Plan (18049-BT3) and Manual for Managing Trees on Development Sites v2.0) while in accordance with the recommendations as set out in BS5837:2012.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with policy CS2 of the New Forest District Council Core Strategy.

10. Before the occupation of any part of the development hereby approved, areas for access, turning and parking as shown on the approved plan shall be constructed and hard surfaced and thereafter retained, maintained and kept available for the occupants of the development at all times.

Reason: In the interests of highway safety and in accordance with policies CS2 and CS24 of the New Forest District Council Core Strategy.

11. The first floor windows on the front (south) elevation of the existing dwelling shall at all times be glazed with obscure glass.

The aforementioned windows should be fitted with obscure glass with a minimum obscurity of level 3 glazing and not an applied film.

Reason: To ensure a reasonable level of privacy to the new properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

12. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework.

Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method.

In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.

The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS6 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

Notes to applicant

1. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, Orders or Regulations made under such Acts.
3. If this permission leads to the creation of any new properties or a change to your property's access onto a different street, you should contact Mrs Sally Dobson in the Council's Address Management Section on 023 8028 5588 or e-mail address.management@nfdc.gov.uk regarding the addressing of the property/development.
4. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply although a correction to the elevations was required and additional planting was subsequently indicated on the block plan in response to local concerns.

5. In discharging condition No.8 above the Applicant is advised that appropriate mitigation is required before the development is commenced, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. Further information about how this can be achieved can be found here <http://www.newforest.gov.uk/article/16478/>

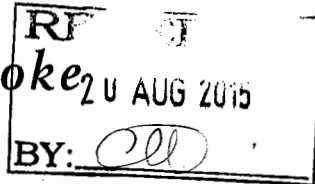
Date: 15 October 2018

D. Groom

D Groom
Service Manager
Planning Development Control
Appletree Court
Beaulieu Road
Lyndhurst
Hampshire
SO43 7PA



**Basingstoke
and Deane**



Basingstoke and Deane Borough Council
Civic Offices London Road
Basingstoke Hampshire RG21 4AH
Telephone 01256 844844
DX Address DX3008 Basingstoke
Facsimile 01256 845200
www.basingstoke.gov.uk

REF:14/01913/RES

Mr Chris Howard
Pegasus Planning Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Gloucestershire
GL7 1RT
United Kingdom

NOTICE OF APPROVAL

Town & Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

In pursuance of its powers under the abovementioned Act, the Council as Local Planning Authority hereby APPROVES the detailed plans and particulars relating to: siting, design, external appearance, means of access and landscaping (delete as necessary) of:

Proposal: Reserved matters application for the scale, layout, appearance, access and landscaping for the erection of 115 no. dwellings with associated parking pursuant to outline planning permission BDB/73174
Location Phase 4 Merton Rise Aldermaston Road Basingstoke Hampshire
Applicant: Charles Church (Southern)Ltd and Persimmon Homes

in accordance with outline planning permission granted under Reference No and your application, plans and particulars , **and subject to compliance with the following conditions:**

1. The development hereby permitted shall be carried out in accordance with the following approved plans as detailed (and not superseded) within the following schedules of plans, unless otherwise agreed in writing with the Local Planning Authority:

Plan List Phase 4 C.0508_00 Rev. M. received 19th August 2015

REASON: For the avoidance of doubt and in the interests of proper planning

2. The development hereby permitted shall be carried out in accordance with the following approved plans and details that have been submitted in relation to discharging the conditions on the outline planning permission (BDB/73174 refers), unless otherwise agreed in writing with the Local Planning Authority:

Summary of Documents Submitted Pursuant to Discharge of Conditions C.0508 ISSUE4 CJH received 19th August 2015 .

For the avoidance of doubt attention is drawn to the requirements of the wording of the conditions in the outline consent that require compliance with any approved detail.

Reason: For the avoidance of doubt and in the interests of proper planning

3. No dwelling hereby permitted shall be occupied until vehicle parking and storage spaces have been constructed and allocated and appropriate marking and/or signage has been installed in accordance with detailed drawings to be submitted to and approved by the LPA. There shall be no restriction on the use of the unallocated car parking spaces shown on the parking plan by either occupiers of, or visitors to, any of the dwellings hereby permitted and shall remain available for general community usage.

REASON: To provide adequate vehicle parking and storage in accordance with the Residential Parking Standards SPD and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4. The approved provisions of the estate management strategy applying to the areas identified in Drawing C.0508_57 shall be put in place prior to the occupation of the development, and shall run with the land in perpetuity.

REASON: To provide public access to road and path networks and ensure such provision is maintained to an acceptable standard in the interests of the sustainable development and meet the needs of the future occupants in accordance with Saved Policies D5, E1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the National Planning Policy Framework.

5. No development shall take place on site until an independent stage 2 road safety audit report has been submitted to the Local Planning Authority and approved in writing to indicate that the highway arrangements of the layout do not give rise to conditions prejudicial to public safety. The development shall proceed in accordance with the approved scheme.

REASON: In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

6. Notwithstanding the approved plans and condition 2 above no development above damp proof course shall take place until the following details in relation to the FOG's on plots 25, 40 and 42 has been submitted and approved in writing; method of hanging the doors so that it does not restrict car access and storage facilities for cycles. Once approved in writing the details shall be implemented in full accordance with the approved scheme.

REASON: The functional width would be reduced if doors were mounted within the opening which would reduce the amount of car parking on the site which would be contrary to Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996 - 2011.

7. Whether or not development and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no doors or other means of enclosure shall be erected to enclose the drive through car parking provided in plots 22, 43 and 106.

REASON: The functioning of the drive through structures for parking could be compromised if retrospective doors were erected which would reduce the amount of car parking on the site

which would be contrary to Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996 - 2011.

8. Notwithstanding the approved plans no development above damp proof course shall take place until details of how the southern boundary of the site addresses the relationship with the existing public open space which adjoins it have been submitted to and approved in writing by the council. The details shall include slope measurements (not greater than 1:3), any retaining structures, soft landscaping, hard landscaping, details of the new footpaths (including levels) from the site and the existing footpaths within the park and details of management of this area. Once approved in writing the development shall be implemented and maintained in full accordance with the approved scheme.

REASON: The principle of this relationship has been addressed in the approved plans but insufficient detail has been submitted to be confident that the relationship between the existing park and the proposed development is acceptable and to comply with Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan and sections 7 and 11 of the NPPF.

9. Notwithstanding the details shown in the approved plans and the requirements of condition 11 of BDB/73174 no development beyond damp proof course shall take place until samples of all materials proposed in the external elevations of the buildings hereby approved have been received and approved by the Local Planning Authority. The buildings shall then be completed in accordance with the approved detail.

REASON: To ensure that the colour, texture and appearance of the proposed materials are acceptable in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996 -2011.

10. Notwithstanding the details shown in the approved plans and the requirements of condition 12 of BDB/73174 no development beyond damp proof course shall take place until samples of all materials proposed for the surface finishes of all the hard landscaping areas hereby approved been received and approved by the Local Planning Authority. The external surfaces shall then be completed in accordance with the approved detail.

REASON: To ensure that the colour, texture and appearance of the proposed materials are acceptable in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996 -2011.

11. Notwithstanding the details shown in the approved plans the rear facing landing window of Plot 51 shall be installed as a top hung opening window glazed with obscure glass and shall be maintained as such in perpetuity.

REASON: In the interest of amenity and privacy as this window is at first floor and very close to the rear boundary of plots 45 and 46 and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no roof lights, dormer windows or any other roof alteration permitted by Article 3, Schedule 2 Parts B and C shall be erected on any of the dwellings hereby approved.

REASON: In the interests of residential amenity and the character and appearance of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no extensions or building within the curtilage of dwellings permitted by Article 3, Schedule 2 Part A shall be erected on any of the following plots; 111-114, 87-90; 61-63, 54-56 and 61-63. No development above single storey permitted by Article 3, Schedule 2 Part A shall be erected on any of the following plots 75-83, 67- 69.

REASON: The levels on this site have resulted in some properties / gardens being higher than adjoining / nearby neighbours and extensions / garden buildings may have more impact than if on a level site and will need to be considered on an individual basis in the interests of residential amenity and the character and appearance of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

14. Notwithstanding the detail shown on the approved plans all bathroom / en suite and WC windows shall be glazed with obscured glass and shall be non-opening below a cill height of 1.7m. Once installed the windows shall be permanently maintained in that condition, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the privacy of the adjoining property and to prevent overlooking, in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

15. Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural report prepared by Barrell Tree Consultancy referenced 14283-AMS2-AS and associated drawing 14283-BT2. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

16. Notwithstanding the information provided on Pegasus Landscape Design drawing ref. C.0508_08.H, no development including ground preparation, temporary access construction or construction work shall commence on site until a Tree Planting Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the position, species and size of all new trees proposed for the development and shall include an assessment of all underground and overhead services. The plan shall also include specific tree planting details demonstrating that the underground soil volume can be achieved to support the tree to healthy maturity as well as any protection deemed necessary to reduce the likelihood of breakage/vandalism to acceptable levels. Details of young tree maintenance including watering, weeding, stake removal, formative pruning and failed tree replacement shall also be required as part of the plan. No development shall take place other than in complete accordance with the Tree Planting Plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: Information is required prior to commencement to ensure that reasonable measures are taken to establish trees in the interests of local amenity and the enhancement of the development itself in accordance with the National Planning Policy Framework (March 2012) and Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

17. Notwithstanding the requirements of condition 31 of BDB73174 no development beyond damp proof course shall take place until a Lifetime Homes Plan indicating the location of

the car parking spaces to serve the dwellings to be built to Lifetime Mobility Standards has been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the development a 15% provision of the total number of dwellings, hereby permitted, shall have been built to Lifetime Homes Standards in accordance with the location identified on the approved plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: Information is required prior to commencement as although information was submitted that showed the location of 15% proposed Lifestyle Homes the car parking for these plots were not all acceptable in relation to their usability and to secure an adequate provision of Lifetime Homes, and provide a sustainable form of development that caters for all potential users, in accordance with Saved Policy C3 of the Basingstoke and Deane Borough Local Plan 1996-2011 and Housing Mix Supplementary Planning Document.

Notes to Applicant

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
- 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.
- 1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.
2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

seeking further information following receipt of the application;
seeking amendments to the proposed development following receipt of the application;
considering the imposition of conditions

In this instance:

the applicant was updated of any issues after the initial site visit,

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. The applicant's attention is drawn to the provisions of the wildlife conditions under BDB/73174, in particular, the need to ensure these are informed by up-to-date surveys, which must be carried out at the appropriate time of year.

For a development this size ecological survey data which is more than 2-3 years old would be consider 'out-of-date'.

4. Waste Collection Vehicle Access

Roads providing access for waste collection vehicles should have foundations and a hardwearing surface (including manholes covers) capable of withstanding a maximum gross vehicle weight of 26 tonnes.

All development roads on collection routes should be constructed to the equivalent of adoptable standards and thereafter maintained in a suitable condition to provide for access by a waste collection vehicle. Design and Sustainability Appendix 6 requires that Developers must provide written evidence that all roads have been constructed to a suitable standard if collection vehicle access is required.



Planning and Development Manager

Date: 19 August 2015

It is important that you read the notes overleaf



Basingstoke and Deane

Basingstoke and Deane Borough Council

Civic Offices London Road
Basingstoke Hampshire RG21 4AH
Telephone 01256 844844
DX Address DX3008 Basingstoke
Facsimile 01256 845200
www.basingstoke.gov.uk

Mr M Hendy
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ

Our Ref: 15/01880/CONDN

7 July 2015

Dear Sir/Madam,

**Location: Land At OS Parcel 4630 1540 North Of Popley Way Basingstoke
Hampshire**
Proposal: Discharge of condition 10 of BDB/73174

I refer to the above mentioned application and the details submitted pursuant to condition/s:

I refer to the above mentioned application and the details submitted pursuant to conditions:

10) No development or works including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence within each phase until a Tree Protection and Mitigation Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. Thereafter no development or other operations shall take place other than in complete accordance with the approved Tree Protection and Mitigation Plan, unless otherwise agreed in writing by the Local Planning Authority. The following details shall be submitted as part of the plan (either on a drawing or in a supporting document):

(a) A tree protection plan comprising of a drawing at a scale of not less than 1:500 showing, with a solid line, all trees and other landscape features that are to be retained and, with a dashed or dotted line, those that are to be removed. This drawing shall also show the position of protection zones, fencing and ground protection measures to be established for all retained trees. Where applicable, two lines shall be shown demonstrating the lines of temporary tree protective fencing during the demolition phase and during the construction phase.

(b) a British Standard 5837 Tree Survey schedule with tree reference numbers corresponding with trees on the plan required by section a) of this condition.

(c) the specification for protective fencing and a timetable to show when fencing will be erected and dismantled in relation to the different phases of the development;

(d) details of mitigation proposals to reduce negative impacts on trees including specifications and method statements for any special engineering solutions required and the provisions to be made for isolating such precautionary areas from general construction activities;

(e) details of any levels changes within or adjacent to protection zones;

(f) details of the surface treatment to be applied within protection zones, including a full specification and method statement;

(g) the routing of overhead and underground services and the location of any wayleaves along with provisions for reducing their impact on trees to an acceptable level;

(h) a specification and schedule of works for any vegetation management required, including pruning of trees and details of timing in relation to the construction programme;

(i) provisions for the prevention of soil compaction within planting areas;

(j) provisions for the prevention of damage to trees from soft landscape operations including details of the application of any herbicides;

(k) provisions for briefing construction personnel on compliance with the plan;

(l) provisions for signage of protection zones and precautionary areas;

(m) details of contractor access during any demolition or building operations including haulage routes where soil is to be removed.

(n) a tree protection mitigation plan detailing emergency tree protection and remediation measures which shall be implemented in the event that the tree protection measures are contravened.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself.

I can confirm that the details submitted 02 June 2015 being Arboricultural Impact Appraisal and Method Statement ref:12268-AIA-AS dated 28 May 2015, prepared by Barrell Tree Consultancy and Arboricultural Method Statement ref: 12268-AMS-AS dated 12 November 2012, prepared by Barrell Tree Consultancy are acceptable to discharge condition 10 and development should proceed in accordance with these approved details.

Please note that your attention is drawn to the implicit requirement for close professional arboricultural supervision during each stage of the development process on site. This will extend to any proof of compliance with best practice which will be required in order to satisfactorily discharge any tree protection conditions once the development is approaching completion.

If you have any queries or require further information, please do not hesitate to contact Sherece Gates on 01256 845444 or email Sherece.Gates@basingstoke.gov.uk

Yours sincerely

McConnell

Planning and Development Manager *SM*



Development Management
PO Box 9148
Christchurch
BH23 9JQ

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Mr James Loader
5 Eynon Mews
Ringwood
BH24 1DR

Grant of Full Planning Permission

Application reference no: **3/18/0166/FUL**

This permission does not carry any approval or consent which may be required under any enactment, by-law, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc.) other than Section 57 of the *Town and Country Planning Act 1990*.

East Dorset District Council in pursuance of powers under the above-mentioned Act hereby **PERMITS:**

Erect Replacement Dwelling and Garage.

at 44 Highland Road, Wimborne Minster, Wimborne, Dorset, BH21 2QN

in accordance with the approved plans and subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following:

SBA 3358-7-4 Rev. B

SBA 3358-7-3

Tree Protection Plan Barrell Tree Consultancy Ref: 14333-BT5

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Before any equipment, materials or machinery are brought onto the site, a pre-commencement site meeting between the Local Authority Tree Officer and Site Manager shall take place to confirm the methods of protecting trees on and adjacent to the site during development in accordance with the Tree Protection Plan prepared ref: 14333-BT5. The tree protection shall be installed before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

Reason: This meeting is required prior to commencement of development in the interests of tree protection and to accord with Policies HE2 and HE3 of the Core Strategy.

4. Pursuant to condition [3] in order for the condition to be discharged and unless otherwise agreed in writing, the local planning authority shall be given 5 working days' notice in writing for a site inspection at each of the following stages: completion of the specified tree protection; any alteration to the scheme of tree protection; before commencing excavations for drains and soakaways; removal of tree protection; and prior to the commencement of the landscaping phase. Subsequently the works will be carried out in accordance with the agreed programme and timescale.

Reason: In the interests of tree protection and to accord with Policies HE2 and HE3 of the Core Strategy

5. Notwithstanding details already submitted within the Arboricultural Method Statement, no development shall commence on site until the final design and specification of the foundations where these are located in the RPA of protected trees (see plan 1433-BT5) has been submitted to and approved in writing by the Local Planning Authority. The foundations shall then be installed as per the approved documents.

Reason: This information is required prior to commencement of development in the interests of tree protection and to accord with Policies HE2 and HE3 of the Core Strategy.

6. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:

08 00 Hours and 17 30 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

7. Both in the first instance and upon all subsequent occasions, the first floor window serving as a secondary window to a bedroom in the west facing side elevation shall be glazed with obscure glass to the maximum level of obscurity. This window shall either be fixed closed or have a top opening