

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/01039
LOCATION	36 New Lane, Havant, PO9 2JL
PROPOSAL	Construction of 6no. industrial units, within Use Classes B2, B8 and E(g), following demolition of existing buildings, to incorporate, access, parking, landscaping, and associated works.
RECOMMENDATION	Approve, subject to conditions
DATE	18 th August 2023

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The site is not within a Conservation Area and there are no trees affected that are subject to a Tree Preservation Order.

If the officer were minded to grant permission for the application, the tree works should be undertaken in accordance with Arboricultural Impact Assessment (Reference 221209-1.0-NLH-AIA-AN) and the Tree Protection Plan (Reference 221208-1.0-NLH-TPP-NC). Also, the landscaping of the site should be undertaken in accordance with Landscape Plan (Reference M425-200 Revision P1). Subject to conditions being secured the application would be in accordance with Policy CS11 and DM8 of the Core strategy (2011).

Recommended Condition:

Approval subject to the following conditions:

a) Tree Protection

Tree protection measures will be undertaken in accordance with the submitted plan 'Arboricultural Impact Assessment (Reference 221209-1.0-NLH-AIA-AN) and the Tree Protection Plan (Reference 221208-1.0-NLH-TPP-NC). Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS11 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Landscaping:

A scheme of soft landscaping will be undertaken in accordance with Landscape Plan (Reference M425-200 Revision P1). Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance, which represents an important amenity feature in accordance with policies CS11 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.