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Our Ref: APP/22/00587
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Ask For: Ms L Wells
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10 January 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application - Split Decision**

Application Number: APP/22/00587

Site Address: 162 Stakes Hill Road, Waterlooville PO7 7BS

Description: Variation of Condition Nos: 2 and 4 of Planning Permission APP/20/00696 relating to replacement of the Arboricultural Report with an updated Arboricultural Report (approved 17.4.23). Request to discharge conditions 7, 8, 9, 10, 11 and 12 (recd 17.5.23).

This decision relates to your request to discharge conditions which was valid from 17 May 2023.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00587.

The following condition is part discharged:

Condition 8:

No development hereby permitted, including demolition, construction or groundwork, shall commence until tree protection measures, including fencing and ground protection, as shown on the Arboricultural Method Statement and Tree Protection Plan by Nicholas Jones Consultants Limited, dated 13/6/22 and as agreed at a pre-commencement meeting with the Council's Arboricultural Officer, have been installed in accordance with the agreed details. The protection measures shall thereafter be retained throughout the construction period for the development and the development shall be carried out strictly in accordance with the agreed details. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Tree protection statement
Email from Enforcement Team dated 13/12/23 following inspections of trees
Site Supervision and Monitoring Record

Condition 8 is only part discharged in respect of the approved tree protective measures, as a pre-commencement meeting with the Council's Arboricultural Officer was not held. The difficulties in holding such a meeting are acknowledged and therefore no further action will be taken by the Local Planning Authority in respect of this condition.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 10 January 2024