



PLANNING COMMITTEE NORTH - UPDATE SHEET

14th June 2022

Item 8 – DC/22/0842/FUL – Construction of a detached garage at 165 Hall Road, Lowestoft, Suffolk, NR32 3NR

Two additional conditions are recommended below. Condition 5 replaces the informative (No.2) detailed on page 65 of the Committee Report.

5. The trees and hedges, as shown on drawing 2918.22.1C, shall be retained. If tree roots are identified during the digging of any foundations for the garage hereby permitted, an impermeable membrane shall be laid to prevent leachates from concrete. Any roots under 25mm in diameter may be pruned using sharp clean secateurs

Any trees or shrubs which die or become severely damaged within 3 years of the construction of the garage, hereby permitted, shall be replaced in the next planting season with a tree or shrub or similar scale and species.

Reason: To protect the character and appearance of the area.

6. The three Silver birch (T1-T3 on drawing '2918.22.1C') shall be safeguarded by the installation of tree protection fencing. This shall be a Heras style fencing and be erected no closer than 1 metre from the outer edge of the crowns of the trees. The fencing shall be installed prior to the commencement of any development, site works or clearance, and shall be maintained and retained until the development is completed.

Within the fenced areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

Reason - Required to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Local Plan Policy SCLP10.4.

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