

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/01141/DISCON
Applicant: Grove Homes Midlands (LTD)
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Grove House Grove Road Burbage

**Application to discharge condition 12 (Tree Survey) attached to planning permission
24/00601/FUL**

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 12

Prior to the commencement of any development in accordance with this permission, an updated Tree Survey (reflecting the current trees on site) and a Tree Protection Plan prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the local planning authority. The Tree Survey and Tree Protection Plan shall be submitted to the Local Planning Authority within 28 days of this decision. The development shall then be carried out in strict accordance with the approved details.

C12 TPP Grove Road TPP 2025v2[78] – Received 24 January 2024

C12 Grove House Tree report 2025 - Received 23 January 2025

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 12

A Tree Protection Plan has been submitted that details protective fencing to trees numbered 1-10 on the plan along with protective fencing to retained hedges on the site. The plan shows no build areas with the Root Protection Zones to trees 1 to 10. A tree report is also provided which details a method statement to support the discharge of the condition is also demonstrates how they propose to protect the root intrusion zones and that only services and replacement of tarmac be allowed around Tree identified as 1. It also details that there will be no new areas of hardstanding created within the root zones of Trees 1 and 6. It details the fencing and signage to be installed is to British Standard 5837:2012. A plan to minimise impacts is provided and an arboriculturist is proposed to be on site to oversee the works when works are required near protected trees throughout the construction period and any works required to the trees will be completed by a qualified arboriculturist.

Careful consideration has been given to the works within the root protection area of tree 1 which is covered by a Tree Preservation Order. It is considered that the careful works undertaken under the supervision of a qualified arboriculturalist will preserve the tree while allowing the development to proceed.

The LPA is of the opinion that the details within the method statement and plan will ensure that the existing trees to be retained will be adequately protected during construction in the interests of conserving the visual amenity of the area and biodiversity of the site to accord with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 136 of the National Planning Policy Framework (2023).

Officer Recommendations:

Condition 12 Tree Protection Plan – Discharge