

## The Town and Country Planning Act 1990

## APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

To: Mrs Martha James On behalf of: Mr and Mrs Paul Roberts

63 School Green Road

Freshwater Isle of Wight PO40 9AT

Site: Mountfield Holiday Park, Norton Green, Freshwater, Isle of Wight, PO40 9RU

**Development:** Condition compliance application on 20/00779/FUL relating to conditions 3 (Arboreal

Method Statement), 5 (Highway wheel cleaning facility), 11 (Soft Landscaping) and 13

(Boundary treatments) to be discharged

**LPA Ref No:** 22/00573/DIS

I refer to your correspondence/application received in this office with the appropriate fee on 28th March 2022, regarding details pursuant to conditions relating to the above application and site and has been considered by the Local Planning Authority as follows:

Condition: 1

No action required subject to compliance with requirements.

Condition: 2

No action required subject to compliance with requirements.

Condition: 3

You have submitted:

Arboricultural Method Statement (M. Jones; Ref: AC-MS-MF; February 2022).

The Tree Officer has been consulted and has agreed the details. As such, this condition is discharged provided development is carried out in accordance with the agreed details.

Condition: 4

It is noted that this condition is being dealt with under 22/01049/DIS.

Condition: 5

You have submitted:

- Document: Wheelwash plan for construction on the site condition 5
- SP10 Rev A Site Block Plans

The Highway Engineer has been consulted and has agreed the details which are acceptable from a highway perspective to discharge this condition. As such, this condition is discharged provided development is carried out in accordance with the agreed details.

Condition: 6

No information has been submitted for this condition, but the applicant is reminded of the requirements of this condition which will need to be duly discharged (see the trigger for submission of details).

Condition: 7

No action required - I trust that your client will meet the requirements of this condition and will ensure that future occupiers are made aware of this.

Condition: 8

No information has been submitted for this condition, but the applicant is reminded of the requirements of this condition which will need to be duly discharged (see the trigger for submission of details).

Condition: 9

No information has been submitted for this condition, but the applicant is reminded of the requirements of this condition which will need to be duly discharged (see the trigger for submission of details).

Condition: 10

No information has been submitted for this condition, but the applicant is reminded of the requirements of this condition which will need to be duly discharged (see the trigger for submission of details).

Condition: 11

You have submitted:

- Landscape Plan (Received 04/10/2022)
- Landscape Plan Notes (Received 04/10/2022)

The Council's Tree Officer has been consulted and has agreed the details noting that the planting scheme is sufficient to establish the hedges and a good mix of trees. However, due to the loss of the hedge between the application site and the residential properties to the north-west which previously had provided significant screening (and specifically formed part of the requirements for Condition 11), there is a need to ensure the new hedge would provide similar screening. As such, a Tree Preservation Order (TPO) will be placed on hedge H3 as shown on Landscape Plan (Received 04/10/2022) to ensure the hedge provides sufficient screening. This is a separate matter from this Discharge of Conditions application. However, once this hedge H3 is planted, the Council's Tree Officer will need to be informed.

As such, this condition is discharged provided development is carried out and maintained (noting the need to ensure sufficient screening and notification once it is planted, as above) in accordance with the agreed details.

Condition: 12

No action required - I trust that your client will meet the requirements of this condition and will ensure that future occupiers are made aware of this.

Condition: 13

You have submitted:

- Landscape Plan (Received 04/10/2022)
- Landscape Plan Notes (Received 04/10/2022)

The Council's Tree Officer has been consulted and has agreed the details subject to their implementation. As such, this condition is discharged provided development is carried out and maintained in accordance with the agreed details.

Condition: 14

No action required - I trust that your client will meet the requirements of this condition and will ensure that future occupiers are made aware of this.

Condition: 15

No action required - I trust that your client will meet the requirements of this condition and will ensure that future occupiers are made aware of this.

Date: 06.10.2022

Oliver Boulter

Strategic Manager Planning & Infrastructure
Seaclose Offices Fairlee Road Newport Isle of Wight
PO30 2OS

This information is available in Braille, large print, tape and community languages from the above offices and Typetalk calls are welcome.