

Shorne Parish Council

————— Borough of Gravesham —————

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16th January 2023

Application Ref 20221105

Shorne Mead Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Application for approval of condition 3(i)(ii)(iii)(iv)(v)(vi) and (vii) attached to planning permission reference number 20220543 relating to details of landscaping to new gabion basket constructed walls.

There is only one sketch available on the GBC website as accompanying this application, it shows only the planting area immediately above the “lake”.

The Conditions refer to many aspects including all planting areas in the whole of the rear garden that has been landscaped, and specifically including detail of boundary treatments.

We also mention here that no exterior lighting has been included in plans submitted to date, hence none is permitted.

Full plans and details need to be provided as detailed in the relevant Condition (reproduced below).

For information, Condition 3 from Ref 20220543:

Within three months of the date of this decision notice a plan shall be submitted to the Local Planning Authority for approval showing a scheme of landscaping (hard and soft) and boundary treatment. The details shall include:

- (i) the type and species of planting to be carried out to include their quantity and size including two trees for every tree that has been lost;*
- (ii) the retention of the soft landscaping to the side boundaries of the curtilage;*
- (iii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;*
- (iv) a timetable for implementation;*
- (v) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;*
- (vi) the extent of, and materials for all areas of hardstanding; and*
- (vii) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.*

The approved landscaping scheme shall be implemented in accordance with the approved timetable and maintained in accordance with the approved details. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Authority gives written consent to any variation.