



Delegated Report

Application No: 20220489

Location: Tranklyn, Wrangling Lane, Luddesdown DA13 0XF

Description: Application for approval of condition 4 & 5 attached to planning permission reference number 20211213 relating to a scheme detailing the proposed hard and soft landscaping associated with the development and details of the proposed means of foul and surface water sewerage disposal.

Applicant: Mr & Mrs Phelps

Submitted Documents/Plans

Application form
Landscape Scheme by Oakland Vale
Drainage Strategy by Oakland Vale
Drawing no. OV/GT/PHELPS/PLANCOND/01 (site plan)

Relevant Planning History

20211213	Erection of replacement dwelling and associated works.	Permission	15.12.2021
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Consultations, Publicity and Representations

GBC Highways

The gates are being replaced on a like for like basis, opinions vary on how far they are set back some say 5 whilst others say 6 metres the extra metre ensuring there is pedestrian access to the gate. Current guidance issued by Kent County Council is 5 metres in their carriage crossover self-assessment document so will suffice.

In terms of the driveway construction, ideally the first 5 metres should be in a bound material either permeable or draining to the verge which may require enhanced drainage to prevent saturation, however given the existing situation, it is doubtful this could be upheld at appeal. The submission states the existing concrete entrance is to be refurbished and if this extends to the gate it will suffice.

Beyond the concrete the intent is to install a 600mm cobble break and then 100mm type road stone with 10mm shingle, if this is well compacted it should be a viable road surface with sufficient open pathways to allow drainage with a reduced risk of shingle pick up. The five metres+ from the highway should provide sufficient distance from the highway for most shingle to clean itself from the vehicle. The applicant should note that any material that is transferred from their property on to

the carriageway may result in legal action by the Highway Authority under the Highways Act 1980. It is therefore recommended they undertake a regular inspection of their concreted driveway and the nearby highway carriageway to ensure no shingle has been deposited and if it has to sweep the offending material onto their land.

The proposed construction for the access is acceptable.

Analysis

Condition 4:

Prior to above ground works, a scheme detailing the proposed hard and soft landscaping associated with the development shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:

- (i) the type and species of planting to be carried out to include their quantity and size;
 - (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;
 - (iii) a timetable for implementation; and
 - (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures.
 - (v) the extent of, and materials for all areas of hardstanding
 - (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure
- The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.

Drawing no. OV/GT/PHELPS/PLANCOND/01 (site plan) shows a bat box to the rear of the site and another, together with a bird box, to the front of the site. The plans show a native hedgerow to the south and a beech hedgerow to the east. The area surrounding the house will be laid to lawn with an area of patio immediately adjacent to the house. To the west will be an upper patio (on the site of the former dwelling) and a wildflower meadow area. A shed is also shown on the plans however, as permitted development rights have been removed for the property, a planning application will be required for this. An informative is recommended to advise the applicants of this.

The submitted landscape scheme contains all the information regarding the mix of plants and hedges together with details of when they will be planted and after care. This document also states there will be two bird boxes and two bat boxes (although only one bird box is shown on the plans). The details of timings of implementation are acceptable.

The driveway material is loose shingle with a 600mm cobble stone break. The gates will be set back from the road by 5m. Ideally the surface should be bound however if the road stone and shingle is well compacted and drained well it should reduce shingle pick up. The 5m distance from the highway should provide sufficient distance from the highway for most shingle to clean itself from the vehicle.

The boundary treatment will be post and rail at 1.2m in height set back from the road by 1.5m. No objection is raised to this as it is similar to the current boundary treatment and typical of this rural location.

The materials for the patio are to be natural stone slabs. The colour is not indicated however, a natural stone is unlikely to result in a detrimental impact to the character and appearance of the surrounding area.

The details are considered acceptable and the condition can be discharged.

Condition 5:

Prior to above ground works details of the proposed means of foul and surface water sewerage disposal shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The applicant's have submitted a Drainage Strategy in support of this condition discharge. The information supplied regarding permeable materials, SUDS, foul drainage and pollution prevention methods are acceptable and this condition can be discharged.

Recommendation:

Approval of conditions

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 29 June 2022	Dated: 29 th June 2022