



Delegated Report

Approval of Conditions Application

Application No:	20230023
Location:	6 Lacknut Cottages, Wrotham Road, Culverstone, Gravesend, Kent, DA13 0RG
Description:	Application for approval of appeal condition 4 attached to planning permission reference number 20200917 relating to details of planting
Applicant:	Jack J Bonner Developments Ltd

Submitted Documents/Plans

- Application Form - dated 11/01/2023;
- Supplementary Information - Planting Maintenance Schedule (Ref. 20014);
- Drawing no. 200014-C-260 - Planting / External Surfaces Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200917	Erection of a detached 2 bed, 1.5 storey dwelling with associated parking and landscaping.	REFUSED	16.11.2020
AP 2021/00021/ REF		APPEAL ALLOWED	25.01.2022

Officer's Analysis

This is an application for the approval of condition 4 from the allowed appeal decision for 20200917 relating to planting details.

Condition 4 states the following:

4. *No development beyond the construction of the foundations shall take place until details of planting have been submitted to and approved in writing by the local planning authority. The details shall include the quantity, size, species and positions of all hedging and trees to be planted as shown on the approved drawings and a programme for implementation. The planting shall be carried in accordance with the approved details and with the programme for implementation.*

The condition was attached to ensure that suitable landscaping schedule approved, in order to provide good quality amenity and to secure biodiversity mitigation.

The details of the proposed soft landscaping have been submitted with this application. The soft landscaping details are:

Lawn	Turf
Bushes/Hedging/Shrubs	Mixed Native Shrubs
	Photinia Red Robin Hedge
	Philadelphus Coronarius Mock Orange Hedge
Trees	Dwarf Birch Trees

The plans detail the aftercare arrangements for the soft landscaping proposed. As such the landscaping plan is acceptable and can be approved.

Recommendation

Approval of Condition 4 attached to planning permission reference number 20200917.

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	2 nd March 2023	Dated:	07 March 2023