



Delegated Report

Condition Discharge Application

Planning Application No:	20230325
Location:	Long Acre, Pear Tree Lane, Shorne, Gravesend
Description:	Application for approval of conditions 4 and 5 (partial) attached to planning permission reference number 20221239 relating to details of the hard and soft landscaping.
Applicant:	Mr and Mrs King
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Cover letter dated 31 March 2023
Drawing no. 401 Rev. A (Landscaping Conditions Plan)

Superseded:

~~Drawing no. 401 (Landscaping Conditions Plan)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230146	Application for approval of condition 5 (partial) and 6 attached to planning permission reference number 20221239 relating to a soft landscaping scheme (only including the location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability and details of those trees to be retained and those to be removed) and fencing for the protection of any retained tree	Approval of details	24.03.2023
20221239	Demolition of existing detached dwelling and erection of replacement dwelling and associated works including landscaping, removal of existing outbuildings and swimming pool, a re-sited pedestrian and vehicular access from Pear Tree Lane and the stopping-up of the existing access.	Permitted	30.01.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS12 – Green Infrastructure
- CS19 – Development and Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving sustainable development
- 12 – Achieving well-designed places
- 15 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

Consultees

KCC Biodiversity

- Initial comments 26.04.2023:

We advise that insufficient information has been provided to discharge the condition.

The plan is not very clear but we presume the wildlife garden area is planting area 5.

No species list has been provided on the list of species to be planted in the pond or the likely wildlife flower mix to be used to over sow the grassland (although on the second point we understand that soil testing is going to be carried out to identify the best wildflower mix to be used on this site). We advise that information is provided confirming that only native plants will be planted within the wildlife garden area.

The condition requires the inclusion of hedgehog boxes and we advise that the landscaping plan is updated to demonstrate where they will be located.

- Further comments 16.05.2023:

We are satisfied that sufficient information has been provided to discharge the condition.

No species list has been provided on the list of species to be planted in the pond or the likely wildlife flower mix to be used to over sow the grassland (although on the second point we understand that soil testing is going to be carried out to identify the best wildflower mix to be used on this site). The landscaping plan has been updated to confirm that only native species will be planted within the ecology area.

The condition requires the inclusion of hedgehog boxes and the landscaping plan has been updated to include a hedgehog box. We note it has been located directly next to the steps into the site and we recommend that it is moved away from the steps to avoid disturbance. We also recommend it is located within areas of vegetation.

Subject to the above being implemented we advise that we are satisfied that the condition can be discharged.

Officer's Analysis

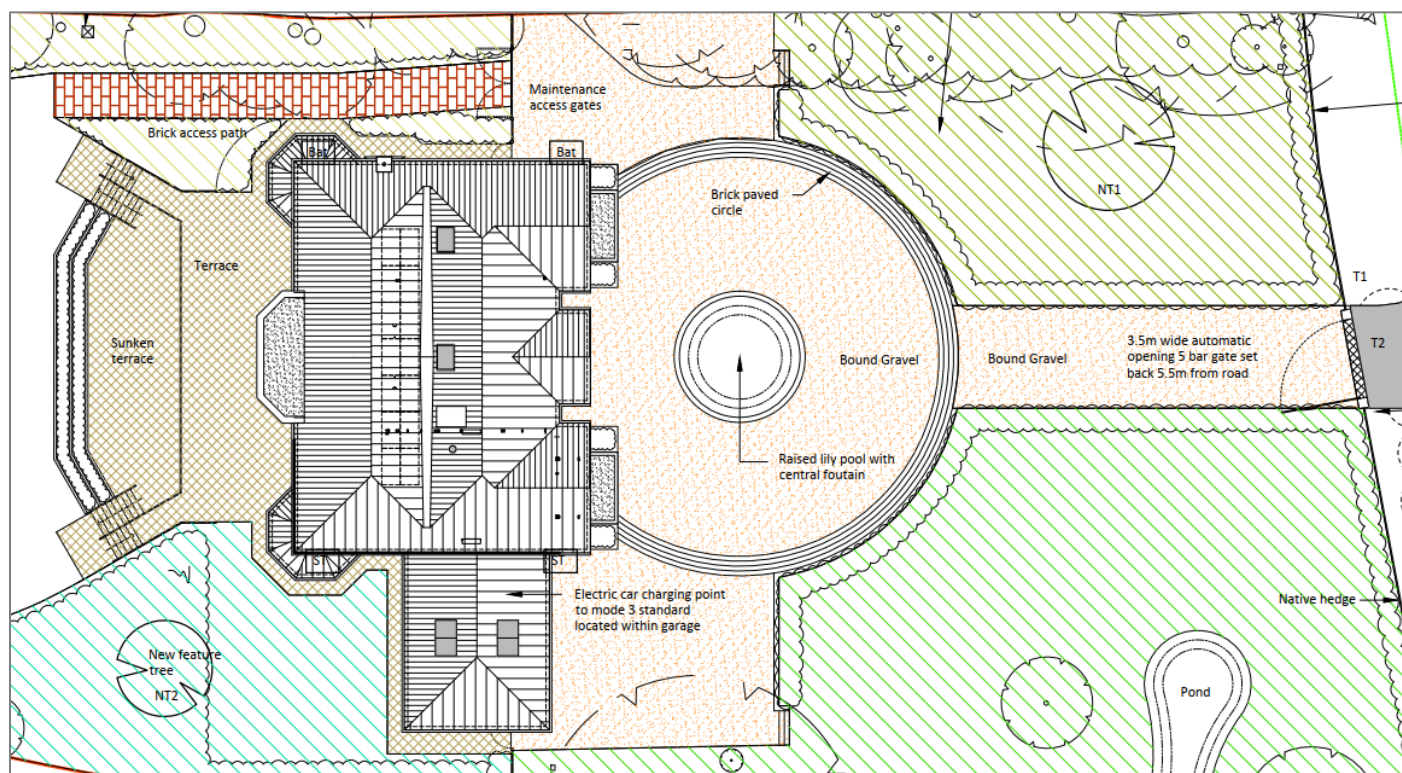
Condition 4 (Hard landscaping and surface finishes)

Condition 4 states as follows:

4. Following the demolition of the existing dwelling and prior to any ground works taking place, a plan shall be submitted to the Local Planning Authority for approval showing full details of hard landscaping and surface finishes for the development, including details of a porous access drive and car parking area, any patio areas, any screening or boundary treatment by walls, fences or other means and any steps. The scheme shall be constructed in accordance with the approved details and completed, in its entirety, prior to the first occupation of the dwelling hereby permitted.

The submitted Landscaping Conditions Plan (Drawing no. 401 Rev. A) sets out the details required under this condition.

Extract from Landscaping Conditions Plan:



The hard landscaping includes a bound permeable gravel driveway at the front leading to a brick paved circular drive to the front of the house, with a 1.2m high wooden post and rail front boundary fence and 5 bar entrance gate. The terrace at the rear will comprise conservation sett paving, and there will be brick sett access paths at the side of the house and at the rear.

The submitted details are considered to be satisfactory in terms of the appearance and character of the site and locality in accordance with the reason for condition 5. The details are therefore considered to be acceptable and condition 4 can be discharged.

Condition 5 (Soft landscaping)

Condition 5 states as follows:

5. Following the demolition of the existing dwelling and prior to any ground works taking place, a soft landscaping scheme shall be submitted to and approved in writing by the plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:

- The location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability.

- *Details of those trees to be retained and those to be removed.*
- **Details of hedgerow planting.**
- **Details of additional native tree and shrub planting within the site to include their quantity, size and arrangements for aftercare.**
- **Details of location for hedgehog boxes and log piles.**

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwelling hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

The parts of the condition outlined in bold above are the remaining parts of the condition sought to be discharged by this application. The first two points were discharged under application 20230146 (see above Planning History).

The submitted Landscaping Conditions Plan (Drawing no. 401 Rev. A) sets out the details required under this condition.

KCC Biodiversity were consulted on the submitted details, which were revised following their initial comments. They are satisfied that sufficient information has been provided to discharge the condition, subject to an informative about the relocation of the hedgehog box and recommendation that it is located within areas of vegetation. This can be communicated via an informative.

The submitted details are considered to be satisfactory in terms of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development, in accordance with the reason for condition 5. The details are therefore considered to be acceptable and condition 5 can be fully discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20221239 for the demolition of the existing detached dwelling and the erection of a replacement dwelling and associated works. It is considered that conditions 4 and 5 can be discharged.

A further informative should be included to remind the applicant of the need to comply with the requirements of the remaining conditions.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	23 May 2023	Dated:	24 May 2023