

Delegated Report

Application No: 20260008

Location: Aurora, Whitehill Road, Meopham, Gravesend DA13 0NY

Description: Application for the approval of condition 5 Landscaping (hard and soft) attached to planning reference number 20230291.

Applicant: Mr Mark Gilleeny

Submitted Documents/Plans

Application form
Drawing no. 0720.WD.02F (proposed topographical site plan)

Relevant Planning History

20200377 Demolition of existing bungalow and erection of two chalet style bungalows
Approved 12.06.2020

Consultations, Publicity and Representations

None undertaken.

Analysis

Condition 5 of 20230291 states:

5. *Within three months of this decision a plan shall be submitted to the Local Planning Authority for approval showing a scheme of landscaping (hard and soft) and boundary treatment including the hedge along the northern and western boundary to be retained or replaced with a similar species. The planting shall include two trees for every tree lost to the development. 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.*

Reason: To protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Core Strategy and para. 130 of the NPPF 2021.

The plans have been revised during the consideration of this submission and the report focuses on assessing the latest revisions.



The submitted plan 0720.WD.02F shows a replacement hedge to the front of the property which will be Hornbeam at 6 plants per 1sqm at the north and west boundaries. The proposed hedge will be situated in front of a 1.2m high fence to the front and a 2m high fence to the northern and southern sides. The fence will be close boarded and, given the hedge will be located in front of this, it will not be readily visible and no objection is raised to it.

A raised planter is also proposed along the northern boundary which will aid in softening the development. The rear gardens will be laid to lawn with some planting and no objection is raised to this.

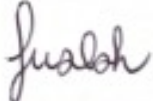
The driveway is shown to be 20mm granite stones bonded for the first 5m with granite setts. There will be a gulley grate to the entrance to deal with surface water run off within the site. The patio areas will be laid to grey concrete paving slabs for plot 1 (Aurora) and buff/olive concrete paving slabs for plot 2 (White Hill Lodge).

The proposed details are acceptable and this condition can be discharged.

Recommendation:

Discharge condition 5 of 20230291.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 17 March 2026	Dated: 18 March 2026