



Delegated Report

Application No: 20221105

Location: Shorne Mead, Pear Tree Lane, Shorne, Gravesend DA12 3JT

Description: 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.

Applicant: Mr Gavin Coward

Submitted Documents/Plans

Application form
Drawing no. 3262-015 (landscape planting)

Relevant Planning History

20220543	Proposed engineering works to rear garden creating retaining walls to sloping site.	Permission	20.07.2022
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Consultations, Publicity and Representations

Shorne Parish Council

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.

Analysis

Condition 3 of 20220543 states:

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.

Reason: To ensure that the development permitted will protect and enhance the appearance and character of the site and locality in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

[illegible]

- Save for the landscape plan detailing the species of plants and their number and position, the application is lacking in the level of detail required to discharge this condition.

Refuse

(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.

Insufficient details for parts (ii) to (vii) have been submitted and therefore this condition cannot be discharged and is refused.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 23 January 2023	Dated: 06 February 2023