

5. Consultees:

5.1 No additional representations have been received.

6. Determining Issues:

6.1 These are as previously described. There are some additional matters that merit comment.

6.2 As detailed in my previous report, it is disappointing that the materials have been amended from those approved. However, considered on their individual merits, I am of the view that the materials are acceptable in this context.

6.3 Members are reminded that incorporated in this revision is a revised landscape scheme. That will add 27 woodland mix trees to the corner of the site closest the New Barns hamlet. These are shown to be of initial height 5.5m–6m (birch and alder) and 2m-2.5m (oak and hornbeam) and it is envisaged that over time, these will mature to help to screen the new building from the surrounding area.

6.4 In addition to the enhancement of landscape screening in this application, there has been a separate approval of a landscaped strip (approx 530m long by 5m wide) on the NE boundary of the development area of Kings Hill, intended to help screen this part of Kings Hill from the New Barns hamlet.

7. Recommendation:

7.1 **Approve Reserved Matters** as detailed by Certificate B dated 03.07.2008, Letter dated 03.07.2008, Notice dated 03.07.2008, Letter dated 28.07.2008, Elevations VIEW FROM SOUTH WEST dated 28.07.2008, Site Plan 1813(PI)102 P2 dated 03.07.2008, Location Plan 1813(PI)104 P7 dated 03.07.2008, Floor Plan 1813(PI)111 P9 dated 03.07.2008, Floor Plan 1813(PI)112 P8 dated 03.07.2008, Floor Plan 1813(PI)113 P6 dated 03.07.2008, Floor Plans And Elevations 1813(PI)114 P3 dated 03.07.2008, Elevations 1813(PI)125 P5 dated 03.07.2008, Elevations 1813(PI)126 P8 dated 03.07.2008, Section 1813(PI)135 P7 dated 03.07.2008, Section 1813(PI)136 P6 dated 03.07.2008, Plan 1813(PI)150 P2 dated 03.07.2008, Landscaping WT1265L01 K dated 03.07.2008, Landscaping WT1265L02 F dated 03.07.2008, Landscaping WT1265L03 G dated 03.07.2008, Design and Access Statement dated 03.07.2008, Report dated 28.07.2008,

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