

The applicant states that the intention is to provide a dense visual screen. The size of the specimens proposed indicates that they will be semi-mature; they are significantly larger than one would customarily expect for a planting scheme of this nature. I am advised that, when mature, it is anticipated that these species would reach a height of around 4.6m. Although the proposed trees will be located on land that is at a slightly lower level than the proposed house, I believe that this will provide a reasonable standard of landscaping for this proposal, especially given that the trees previously removed were not protected under Planning legislation.

4. Recommendation:

4.1 Grant Planning Permission in accordance with the following submitted details:

Letter dated 13.09.2010, Letter dated 14.09.2010, Design Statement dated 13.09.2010, Planning Statement dated 14.09.2010, Drawing FLOOD MAP dated 13.09.2010, Site Plan 813-01 dated 13.09.2010, Existing Plans and Elevations 813-02 dated 13.09.2010, Location Plan 813-101 dated 13.09.2010, Proposed Plans and Elevations 813-102 A dated 13.09.2010, Proposed Plans and Elevations 813-103 A dated 13.09.2010, subject to:

Conditions / Reasons

1. All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

2. The scheme of landscaping and boundary treatment shown on the approved plans shall be carried out in the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

3. The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees, including their root system, or other planting to be retained as part of the landscaping scheme by observing the following:

(a) All trees to be preserved shall be marked on site and protected during any operation on site by a fence erected at 0.5 metres beyond the canopy spread (or as otherwise agreed in writing by the Local Planning Authority).

(b) No fires shall be lit within the spread of the branches of the trees.

(c) No materials or equipment shall be stored within the spread of the branches of the trees.

(d) Any damage to trees shall be made good with a coating of fungicidal sealant.

(e) No roots over 50mm diameter shall be cut and unless expressly authorised by this permission no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches of the trees.

(f) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Classes A, B, C or E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: In the interests of the protection of openness of the Green Belt, and to ensure that the development respects the character of the area.

5. If during development work, significant deposits of made ground or indicators of potential contamination are discovered, the work shall cease until an investigation/ remediation strategy has been agreed with the Local Planning Authority and it shall thereafter be implemented by the developer.

Reason: In the interests of amenity.

Informatives

1. You are advised that construction traffic using the private access to the site should not be allowed to damage that access or impede its use.
2. You are advised that any works to trees not directly in the footprint of the development hereby permitted will need to be subject of separate TPO consent.
3. You are advised that due to the siting within the Green Belt and the relative size of the dwelling hereby permitted compared to the original, the Council is unlikely to look favourably upon further extensions or large outbuildings.
4. You are advised that during demolition and construction, hours of work should be restricted to Weekdays 0800hrs to 1800hrs, Saturdays 0800hrs to 1300hrs and no working on Sundays or Public Holidays.
5. You are advised to avoid the use of bonfires and that there should be no burning of demolition waste.

6. Tonbridge and Malling Borough Council operates a two wheeled bin and green box recycling refuse collection service from the boundary of the property. Bins/ boxes should be stored within the boundary of the property and placed at the nearest point to the public highway on the relevant collection day.

Contact: Glenda Egerton