

**DETAIL OF REASON FOR REFERRAL TO COMMITTEE:**

Cllr Round has called this application in as a result of public interest, potential ecological impacts, potential impact on listed building and the retrospective nature of the application.

**AMEND CONDITION 7 TO READ:**

Within 3 months of the date of this permission, and in consultation with KCC PROW, details of proposed surface repairs to Footpaths KH350 and KH351 shall be submitted and approved in writing by the Local Planning Authority. The agreed proposals shall be **completed** within 3 months of approval and retained as such thereafter.

Reason: In the interest of public access

**AMEND CONDITION 8 TO READ (remove reference to seeding):**

The planting proposed in the Landscape and Visual Assessment (Ref JE/10933) and the Specification for Soft Landscape and Maintenance Works (dated August 2015) shall be adhered to. Details of the additional planting must be submitted within three months of this permission. This additional native planting proposed shall be in line with the principles of the Maidstone Landscape Guidelines and will include infill planting to any gaps to the existing hedgerow to the northern and southern boundaries of Field 1. It will also incorporate additional planting to the western boundary of Field 10, adjacent to the boundary with Walnut Tree Cottage (Grade II\*).

All planting shall be carried out in the first planting season following this permission (or such other period as may be agreed in writing by the Local Planning Authority) and any trees or plants which within a period of 5 years from the completion of the development die, 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: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for adequate protection of trees.

**The recommendation remains unchanged**