

16/507292

Minor Condition Changes

Some minor changes to condition 1 are proposed to provide more clarity and precision (highlighted in bold).

1. The development **of each phase or sub-phase** shall not commence until approval of the following reserved matters for **that** phase or sub-phase has been obtained in writing from the Local Planning Authority:-
 - a. *Layout* b. *Scale* c. *Appearance* d. *Landscaping*

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission.

Each phase or sub-phase hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved for that phase or sub-phase;

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

Condition 22 (landscaping implementation) is replaced simply to provide clarity on the timing of the landscaping (first planting season following occupation).

22. *All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (October to February) following the occupation of the phase or sub-phase that the landscaping scheme relates to. Any seeding or turfing which fails to establish or any trees or plants which, within ten years*

from the first occupation of that phase, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: To ensure a satisfactory setting and external appearance to the development.

RECOMMENDATION

My recommendation remains unchanged subject to amendments to conditions 1 and 22.

The Head of Planning & Development be given Delegated Powers to grant planning permission subject to conditions and a Section 106 Agreement subject to the expiry of the newspaper advert and no new material issues being raised