

Reference number: 14/504944

- Lenham Parish Council has confirmed they will not be speaking at Planning Committee, as explained in an e-mail received 27th May 2015 which states;

"Following full consideration by members of the LPC planning committee, on the report summary relating to the Highfield application, it was decided to review the original objections; which have now been addressed in the report. We have noted the recommended conditional approval of the application subject to conditions. The landscaping of the site is of interest to the council, particularly the protection of the established indigenous species. Where new trees are to be incorporated in the plan we would expect those to be reasonably established trees of a similar size as the trees which may need to be removed during construction, also the planting of hedges should be substantial. We note our concerns relating to possible light pollution have been mitigated and the overall ecology and biodiversity of the site given reasonable consideration. LPC members wish to request the conditions are followed up in the actual granting of the application by the inclusion of related S106 mechanism(s) and not simply within the delegated notes. We would expect strict enforcement during, and after, construction to ensure all conditions are complied with. Thank you for this opportunity to voice our concerns and opinions, subject to the above being noted, we will not be speaking at the meeting of the 28th May."

I am satisfied that the issue of landscaping has been suitably addressed within the committee report; and any breach of planning control will be dealt with through the appropriate Planning Enforcement channels if necessary.

I would add that in accordance with the NPPF, planning obligations through a sec 106 agreement should only be used where it is not possible to address unacceptable impacts through a planning condition. I do not consider it reasonable to recommend the use of a sec 106 in this instance as conditions can adequately mitigate the impacts.

- It is recommended that condition 6 is amended to read:

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and shall include;

- i) Details of the specification and species mix of the sedum roof and living walls;

- ii) Details of the species, size, density and location of all new planting within the site;
- iii) Details of tree and shrub planting to strengthen the southern and eastern boundaries of the site.

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty.

- Section 6.2 of the committee report should be amended to read there were 5 local resident objections to the proposal and 4 local residents in support of the proposal.

Recommendation is unchanged.