Item 15, Page 76-85   Land Adj Ulcombe C Of E Primary School
                                            The Street, Ulcombe, Kent

Reference number: 15/507194

Replace condition 5 with the following amended condition:

Prior to the commencement of any works above dpc level, details of all fencing, walling and other boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Boundary details to include gaps at the foot of fencing to allow movement of wildlife.

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

Replace condition 6 with the following amended condition:

Prior to the commencement of any works above dpc level, 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, shall be submitted to and approved in writing by the Local Planning Authority

The landscape scheme shall be designed using the principle's established in the Council's adopted Landscape Character Assessment 2012 and shall include details of:

- Details of the proposed landscaping on all the site boundaries.
- Native Landscaping adjacent the vehicle access and the houses.
- Mixed native hedgerow planting on the north and west boundaries.
- Hedgerows to be placed on the outside of any proposed boundary fencing.
- Incorporation of cord wood into boundary landscaping.
- Incorporated of habitat piles within hedgerow boundary planting.

The landscaping of the site shall be carried out in accordance with the approved details over the period specified.

Reason: To safeguard existing trees and hedges to be retained and ensure a satisfactory external appearance to the development.

Recommendation remains unchanged.