

Reference number: 15/507194

Replace condition 5 with the following condition:

Prior to the commencement of development above damp proof course 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 under boundary fencing to allow movement of wildlife.

Reason: To ensure a satisfactory appearance to the development and to safeguard and improve natural habitats and features within the site.

Replace condition 11 with the following condition:

The development shall not commence until details of the proposed materials to be used in the surfacing of all access roads, parking and turning areas and pathways within the site, and the design of kerb-stones/crossing points which shall be of a wildlife friendly design, have been submitted to and approved in writing by the local planning authority.

The surfacing details shall include a method statement detailing the construction of the hard surfaces in accordance with the principles set out in the current edition of BS 5837 and other current best practice guidance.

The development shall thereafter be undertaken in accordance with the subsequently approved details;

Reason: To ensure a satisfactory appearance to the development and to safeguard and improve natural habitats and features within the site and, to protect the RPA of retained trees on the site.

One additional representation received:

The Headteacher of Ulcombe C of E Primary School has advised that she has no objections and the questions around the shared access have been answered.

Recommendation

My recommendation remains unchanged.