

Reference number: 15/510023/FULL

Landscaping

Cllr Harwood has commented that there are no native species included in the proposed screening planting. The applicant has agreed to include a native species into the proposed screening planting to the north of the outbuilding. The Evergreen Camellia Transnokoensis will be replaced with a Prunus Spinosa (blackthorn) which is a native species which will grow up to a maximum of 5m at full maturity. Blackthorn is one of the species outlined within the 'Greensand Orchards and Mixed Farmlands' of the Maidstone Landscape Character Assessment 2012.

The proposed screening planting will be a mix of; Jasmine Climbing Vines, Prunus Spinosa (blackthorn) and Buddleja Alternifolia.

The following additional condition is recommended to reflect the inclusion of a native species within the screening planting;

Condition 5:

The proposed landscaping shall be carried out in the position as shown on plan 'Internal Floor Plan' received 22nd February 2016 and shall be a mix of Jasmine Climbing Vines, Prunus Spinosa (blackthorn) and Buddleja Alternifolia. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five 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: In the interests of visual amenity.

Additional Representation

Additional comments were received on 31st March 2016 (The Quarries, Ragdon) objecting on the following summarised grounds; harm to amenity, harmful visual impact and use as a separate dwelling.

Officer Response: The issues raised above have been covered in the committee report.

Recommendation remains unchanged subject to the additional condition.

GRANT subject to conditions.