

Planning Committee

29 January 2024



Working in partnership with **Eastbourne Homes**

Time and venue:

6.00 pm in the Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG

Membership:

**Councillor Hugh Parker (Chair); Councillors Amanda Morris (Deputy-Chair).
Councillors Nick Ansell, Andy Collins, Jane Lamb, Anita Mayes, Teri Sayers-Cooper
and Candy Vaughan**

Quorum: 2

Published: Friday, 19 January 2024

Agenda

- 1 Introductions**
- 2 Apologies for absence and notification of substitute members**
- 3 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.**
- 4 Urgent items of business.**

The Chair to notify the Committee of any items of urgent business to be added to the agenda.
- 5 Minutes of the meeting held on 16 October 2023 (Pages 5 - 6)**
- 6 Right to address the meeting/order of business.**

The Chair to report any requests received to address the Committee from a member of the public or from a Councillor in respect of planning applications/items listed and that these applications/items are taken at the commencement of the meeting.
- 7 Officer Update**

Where additional information has been received by Planning Officers subsequent to the publication of the agenda, a supplementary report will be added to this item and published on the Council's website the day before the meeting to update the main reports with any late information.
- 8 Unit 7 and 8, The Crumbles. ID 230607 (Pages 7 - 14)**
- 9 Mansion (Lions) Hotel, 32-35 Grand Parade. ID: 230778 (Pages 15 - 22)**

10 Date of next meeting

To note the next meeting of the Planning Committee is scheduled to be held on 26 February 2023 at 6pm

Information for the public

Accessibility:

Please note that the venue for this meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired. If you would like to use the hearing loop please advise Democratic Services (see below for contact details) either in advance of the meeting or when you arrive so that they can set you up with the relevant equipment to link into the system.

This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

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Speaking at Planning

Registering your interest to speak on Planning Applications

If you wish to address the Committee regarding a planning application, you need to register your interest by emailing committees@lewes-eastbourne.gov.uk **by 12 noon on Thursday 25 January**. Requests made beyond this date cannot normally be accepted. Please provide your name, address and contact number, the application number and the proposed development to which it refers. You need to make clear whether you wish to speak in favour or against the application and your relationship to the site.

The Public Speaking Scheme rules place a limit on the numbers of public speeches allowed and time allotted apply. So up to 2 members of the public can speak (up to 1 objector and 1 supporter) on a first come first served basis and that one person can act as spokesperson for a group. In addition, the ward member will be allowed to speak. Anyone who asks to speak after someone else has registered an interest will be put in touch with the first person, or local ward Councillor, to enable a spokesperson to be selected. Those who are successful, will receive an email to formally confirm their request to speak has been granted. The speech should take no longer than 3 minutes (which is approximately 500 words).

Please note:

Objectors will only be allowed to speak where they have already submitted objections in writing, new objections must not be introduced when speaking.

You should arrive at the Town Hall at least 15 minutes before the start of the meeting and will be advised which microphone to use.

The Chair will announce the application and invite officers to make a brief summary of the planning issues.

The Chair will then invite speakers to the meeting table to address the Committee in the following order:

- Objector
- Supporter
- Ward Councillor(s)

The objector, supporter or applicant can only be heard once on any application, unless it is in response to a question from the Committee. Objectors are not able to take any further part in the debate.

Information for Councillors

Disclosure of interests:

Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (DPI), if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation).

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Working in partnership with **Eastbourne Homes**

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 16 October 2023 at 6.00 pm.

Present:

Councillor Hugh Parker (Chair).

Councillors Amanda Morris (Deputy-Chair), Nick Ansell, Andy Collins, Jane Lamb, Teri Sayers-Cooper and Candy Vaughan.

Officers in attendance:

Leigh Palmer (Head of Planning First), Helen Monaghan (Lawyer, Planning), Emily Horne (Committee Officer).

35 Introductions

Members of the Committee and Officers introduced themselves to all those who were present during the meeting.

36 Apologies for absence and notification of substitute members

Apologies had been received from Councillor Anita Mayes.

37 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

No declarations of interest were made at the meeting.

38 Urgent items of business.

There were no urgent items.

39 Minutes of the meeting held on 21 August 2023

The minutes of the meeting held on 21 August 2023 were submitted and approved as a correct record, subject to the amendment of Minute 28, Site 7a, Pacific Drive (Aldi Store Ltd), ID: 220849 to include the additional wording:

“The Committee was advised by way of the Addendum that 51 additional responses of support had been received since the publication of the Officers report. Appraisal paragraphs 8.2, 8.3 and 8.7 were updated. Condition 10.10 was deleted. The Head of Planning First advised that 3 additional objections had been received since publication of the Addendum.”

40 Officer Update

An officer addendum was circulated to the Committee prior to the start of the meeting, updating the report on the agenda with any late information (a copy of which was published on the Council's website).

41 Site 7a, Pacific Drive. ID: 220849, 220850 & 220852

Erection of Class E foodstore alongside access, parking, landscaping and associated works – **SOVEREIGN**.

The Head of Planning First presented the report.

The Committee was advised by way of the Addendum that a further representation had been received from the agent acting on behalf of Tesco's.

Mr Rob McClellan, Agent, spoke in favour of the application for Aldi Store Ltd.

Councillor Vaughan put forward a proposal in line with the officer's recommendation. This was seconded by Councillor Morris and was carried.

RESOLVED: (Unanimously)

1. To note the update on the referral to The Department for Levelling Up Housing and Communities;
2. To approve the additional conditions as set out in the Officer report;
3. To acknowledge late representation and to agree that no new material considerations have been raised; and
4. To acknowledge assessment of vacant sites within Town and District Centres and to acknowledge that officers will continue with the recommendations made on 21 August 2023 Planning Committee meeting to grant planning permission subject to a S106 legal agreement.

42 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 13 November 2023.

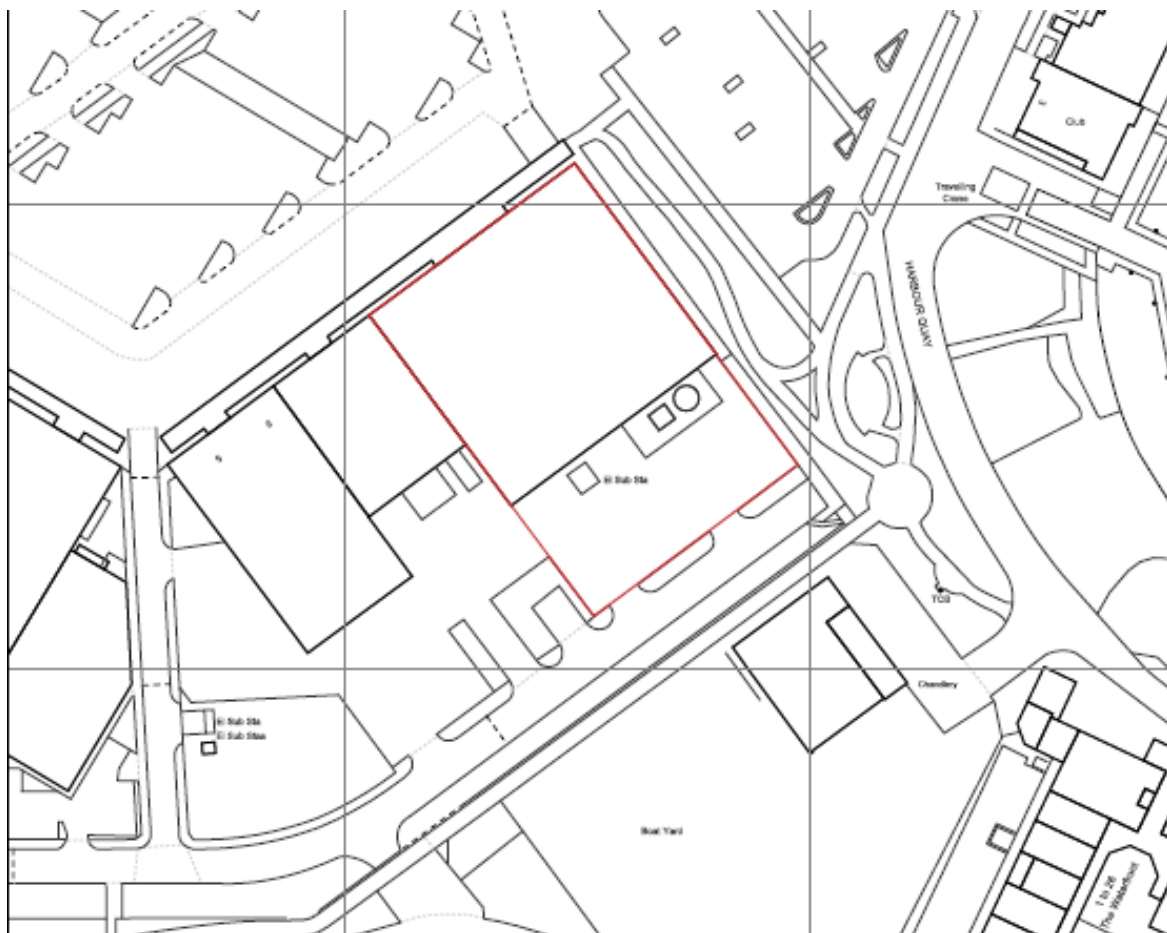
The meeting ended at 6.25 pm

Councillor Hugh Parker (Chair)

Agenda Item 8

Report to: Planning Committee
Date: 29 January 2024
Application No: 230607
Location: Unit 7 And 8, The Crumbles, Eastbourne
Proposal: Retrospective application for consent to display 1no. internally illuminated fascia sign, 2no. non illuminated fascia signs, 2no panel signs and 2no. Sets of glazing graphics to front and rear elevations (amended scheme received 29/11/2023)
Applicant: B&M
Ward: Sovereign
Recommendation: Grant planning permission subject to the standard advertisement conditions listed in section 9.
Contact Officer: **Name:** Chloe Timm
E-mail: chloe.timm@lewes-eastbourne.gov.uk

Site Location Plan



1. Executive Summary

- 1.1 The application is presented to Planning Committee due to the level of representations received objecting to the advertisements on ground of amenity impacts, both visual and from strong external illumination.
- 1.2 The proposed advertisements are already displayed and the application is seeking retrospective Advertisement Consent. The proposals have been revised during the course of the application at Officer request to reduce the impact. The revised proposals include retention of the signage to the front and rear elevations. Signage on the side elevation would be removed together with omission of all illumination on the side and rear elevations.
- 1.3 Following the amendment to remove the external illumination to the rear fascia sign and the removal of the side fascia sign altogether, the application is acceptable and is recommended for approval subject to conditions listed within the report.

2. Relevant Planning Policies

2.1 National Planning Policy Framework:

2. Achieving sustainable development
4. Decision making
6. Building a strong, competitive economy
12. Achieving well-designed places.

2.2 Eastbourne Core Strategy 2006-2027:

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C14: Sovereign Neighbourhood Policy
- D1: Sustainable Development
- D2: Economy
- D4: Shopping
- D10a: Design.

2.3 Saved polices of the Eastbourne Borough Plan 2001-2011:

- UHT1: Design of New Development
- UHT4: Visual Amenity
- UHT12: Advertisements
- HO20: Residential Amenity.

3. Site Description

- 3.1 The site is occupied by a large unit housed within a metal clad structure which was previously in use as a multi-screen cinema, following a change of use planning application approved by the Planning Committee (Ref: 211058) the site is now occupied by retailer B&M.
- 3.2 The unit is part of the Crumbles Retail Park which consists of a number of similar sized units, primarily in retail use, which are arranged around a large car parking area.
- 3.3 The retail park is accessed via a roundabout on the A259 (Pevensey Road) that is dual carriageway to the west and single carriageway to the south. Pedestrian access is available via crossings on the A259 as well as from the wider Sovereign Harbour development to the south of the site.
- 3.4 Site Constraints:
Flood Risk Zones 2 and 3.

4. Proposed Development

- 4.1 The application is seeking retrospective planning permission for advertisement consent to display signs to the front and rear elevations of the site, with signage at ground floor level on the rear fence.
- 4.2 To the front elevation the signage includes 1no internally illuminated fascia sign and 2no sets of glazing graphics.
- 4.3 To the rear elevation the signage includes 1no non-illuminated fascia sign, and 2no panel signs.
- 4.4 The proposed signage on the rear boundary fence would be non-illuminated.

5. Relevant Planning History

- 5.1 EB/1986/0431 - Comprehensive mixed-use development for residential, commercial business, hotel, leisure, and a retail element not exceeding 240,000 square feet gross, also including the constructions of harbours and associated works.
Approved Conditionally – 20/05/1988.
- 5.2 110848 - Demolition of existing health and fitness building, formation of a new pedestrian link and the erection of commercial units (Class A1, A2, A3, D1 and/or D2) facing towards the new pedestrian link, with a replacement cinema above. Change of use of the existing cinema to Class A1 Retail Use, and an extension of existing unit 6 for retail purposes, along with new/ replacement Mezzanine Floors in the retail units. External works to refurbish the retail units, improvements to the related pedestrian walkway and formation of additional car parking. Provision of new

vehicular accesses from Atlantic Drive and Harbour Quay (limited to use only by buses).

Approved Conditionally – 28/11/2012.

- 5.3 180666 - Change of use of unit 7 (Ground and First Floor) from a cinema (Use Class D2) to Retail (Use Class A1).

Approved Conditionally – 03/01/2019.

- 5.4 180667 - Extension of existing mezzanine floor in Unit 7 to be used for retail purposes (Use Class A1).

Approved Conditionally – 03/01/2019.

- 5.5 211058 - Change of use of former cinema (sui generis) to Class E(a) and erection of external garden centre.

Approved Conditionally – 19/05/2023.

6. Other Representations

6.1 Notification:

Notification of this application has been undertaken in the form of:

- a. neighbour notification letters
- b. site notices displayed in roads neighbouring the site and

6.2 Neighbour Representations:

63 letters of objection have been received, which raise the following concerns based upon material planning grounds:

- Visually intrusive across the harbour.
- Out of keeping with the character of the harbour.
- Illumination is too bright.
- Side and rear signs are too large.

Side and rear signs are not necessary.

Objections also included comment on the signage impacting the value of properties in the harbour, this is not a material planning matter and is not considered as part of the application process.

7. Appraisal

7.1 Key Considerations:

The key considerations for this advertising consent application are the impact on the residential amenity of surrounding occupiers and the visual amenity of the surrounding area.

7.2 Principle:

The provision of an appropriate amount of advertising to support the business occupying the site is considered to be acceptable, subject to the satisfaction of relevant planning policies.

7.3 Design, Character and Impact Upon Surrounding Area:

The signage proposed to be retained is to the front and rear elevations of the building with the colour/material palette being the corporate signage for all B&M Stores. Only the fascia sign to the front is proposed to be internally illuminated, with no other illuminated signs.

The original scheme submitted included a fascia sign to the side elevation which was illuminated externally from above and external illumination to the rear fascia sign. During the course of the application, the scheme has been amended to remove the external illumination to the rear and to remove the side fascia sign altogether.

It is therefore considered that the signage provides a reasonable level of advertising for the retail occupier of the site.

The application site is located on a plot which is visible within wider ranging views across Sovereign Harbour. Concerns have been raised by residents of the harbour over the visual impact the signage has on the character and tranquillity of the harbour.

The original scheme to include illuminated signs to the side and rear elevations were considered to have a detrimental impact on the character of the harbour, particularly at night-time. However, the amended scheme is to remove the sign and illumination to the side elevation and to remove the illumination to the rear elevation. This will ensure that there would be no unacceptable light spillage towards the harbour waters.

The harbour is occupied by various commercial businesses and the signage to the rear is not out of keeping with this setting. It is noted that other retail occupants of The Crumbles do not have signage to the rear, but the other units are not located on a corner plot where an advertising campaign to the rear would be of benefit.

The representations received did not raise any concerns over the signage to the front elevation facing into The Crumbles. The signage to the front is in line with other retail occupiers in the shopping area and is acceptable in terms of design and illumination.

7.4 Residential Amenity:

The site is not located directly adjacent to any residential dwellings, with those in closest proximity being separated from the site by a considerable distance, with the waterfront carparking area positioned between residential areas and the site.

The advertising, which includes 1no. illuminated fascia to the front elevation, would therefore not result in any detrimental impact upon residential amenity by way of light emissions.

7.5 Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.

8. Recommendation

8.1 It is recommended the application be approved, subject to standard advertising conditions as set out below.

9. Conditions

- 9.1
- 1) The period of consent lapses at the expiration of five years from the date of issue.
 - 2) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - 3) No advertisement shall be sited or displayed so as to:
Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or;
Hinder the operation of any device used for the purpose of security or surveillance or for the measuring of speed of any vehicle.
 - 4) Any advertisement displayed, and any site used for the display of advertisement, shall be maintained in a condition that does not impair the visual amenity of the site.
 - 5) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public
 - 6) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
 - 7) The advertisements, hereby permitted, shall not comprise intermittent or flashing illumination and the level of illumination shall not exceed that recommended by the Institute of Lighting Engineers in its current Technical Report Number 5.

The reason for imposing the above conditions are:

1 – To comply with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Any

advertisement may continue to be displayed after this date, subject to the same conditions as set out in the Consent and the power of the District Planning Authority to require discontinuance of the display under Regulation 8.

2-6 – Standard Conditions required to be imposed by Regulation 2(1), in the interest of amenity and public safety as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

7 – In the interest of public and highway safety and the amenity of neighbouring occupants.

11. Appendices

11.1 None.

12. Background Papers

12.1 None.

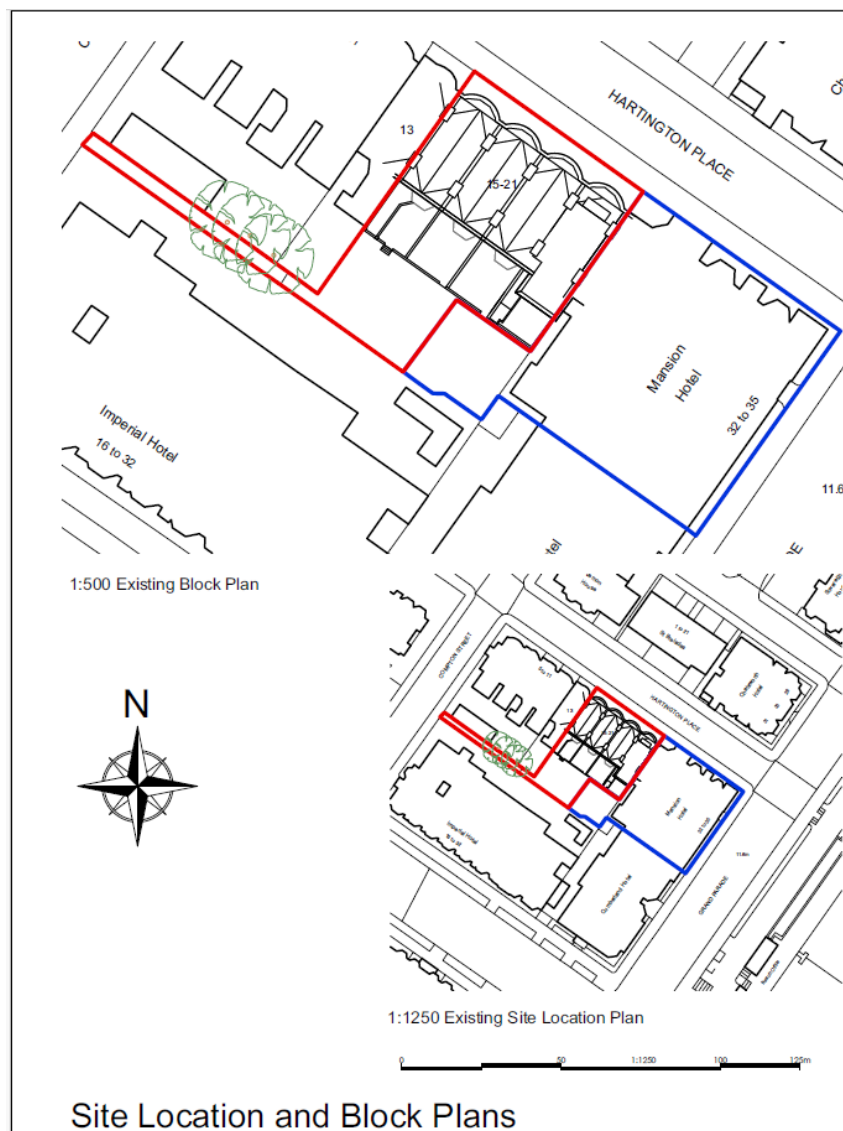
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Agenda Item 9

Report to: Planning Applications Committee
Date: 29 January 2024
Application No: 230778
Location: Mansion (Lions) Hotel, 32-35 Grand Parade, Eastbourne
Proposal: Reserved Matters Application (Landscaping) in relation to planning permission 200280 granted 03/12/2020.
Applicant: Mr Gulzar
Ward: Meads
Recommendation: Approve subject to conditions.
Contact Officer: **Name:** Emma Wachiuri
E-mail: emma.wachiuri@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Site Location Plan



1. Executive Summary

- 1.1 The application is being presented to the Planning Committee as it is a Reserved Matters application to an outline application for major development.
- 1.2 The application seeks approval of Reserved Matters for landscaping in relation to planning permission 200280, granted 03/12/2020, for conversion of part of the hotel to 21 x residential flats, approved by the Planning Committee.
- 1.3 The proposed landscaping scheme would be high quality, comprising suitably diverse planting, together with facilities required for the approved residential units, including cycle and refuse/recycling storage. The application is considered to comply with national and local planning policies and is recommended for approval, subject to conditions.

2. Relevant Planning Policies

2.1 National Planning Policy Framework:

- 2. Achieving sustainable development
- 4. Decision making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment.

2.2 Eastbourne Core Strategy 2006-2027:

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C1: Town Centre Neighbourhood Policy
- D1: Sustainable Development
- D9: Natural Environment
- D10: Historic Environment
- D10a: Design.

2.3 Saved polices of the Eastbourne Borough Plan 2001-2011:

NE28: Environmental Amenity
UHT1: Design of New Development
UHT4: Visual Amenity
UHT7: Landscaping
UHT15 Protection of Conservation Areas
UHT17: Protection of Listed Buildings and their setting
US4: Flood Protection and Surface Water Disposal
US5 Tidal Risk
HO1: Residential Development within the Existing Built-up Area
HO20: Residential Amenity.

2.4 Supplementary Planning Documents and other relevant guidance:

Trees and Development SPG.

3. Site Description

- 3.1 The site is occupied by numbers 15-21 Hartington Place, which were originally four individual 5-storey (including basement level) townhouses but have since had their floor space amalgamated to form part of the Mansion (Lions) hotel. The buildings form part of a terrace along with numbers 13, 11, 9, 7 and 5 Hartington Place, the full extent of which is Grade II Listed. These buildings were erected between 1855 and 1860.
- 3.2 The Mansion hotel comprises the application buildings as well as an interconnected 6-storey building which fronts Grand Parade.
- 3.3 Surrounding development comprises large hotel buildings of 6-storeys plus which face onto Grand Parade and represent the main ribbon of hotel development along Eastbourne seafront. Side streets such as Hartington Place are generally defined by Victorian townhouse style 4 and 5-storey buildings, many of which have roof/rear extensions and have been converted to tourist use. Primary shopping areas in the town centre are nearby to the north whilst the seafront, attractions and theatres are close by to the south and west.
- 3.4 The site is located within the Eastbourne Town Centre and Seafront Conservation Area. It also falls within the secondary sector of the Tourist Accommodation Area (as per the Tourist Accommodation Supplementary Planning Document). There are no other specific planning designations attached to the site although there are mature trees subject to TPO's to the rear of the neighbouring properties.
- 3.5 Site Constraints:
Predominantly Residential Area.
Source Protection Zone.

4. Proposed Development

- 4.1 Reserved Matters Application (Landscaping) in relation to planning permission 200280 granted 03/12/2020.
- 4.2 The hard landscaping comprises sandstone paving whilst the soft landscaped areas around the boundaries and the middle section of the amenity space would comprise a new wild cherry tree at the centre and ornamental shrub mix along most parts of the amenity space.

5. Relevant Planning History

- 5.1 200308 - Conversion of rear of hotel at 15-21 Hartington Place to 21N° two-bedroom flats (Outline planning application under reference 200280).
- 5.2 200280 - Outline planning application (Access, Appearance, Layout and Scale) for the conversion of rear of hotel at 15-21 Hartington Place to 21N° two-bedroom flats (Listed Building Consent under reference 200308) Approved, 04/12/2020.
- 5.3 180953 - Conversion of rear of hotel at 15-21 Hartington Place to 21N° two-bedroom flats.

6. Consultations

- 6.1 Specialist Advisor (Arboriculture):
No response at the time of writing this report.
- 6.2 Specialist Advisor (Conservation):
No response at the time of writing this report.
- 6.3 Regeneration Officer:
Outline planning permission under application 200280 was approved on 3 December 2020 subject to condition 8 – Employment and Training Plan in line with the Local Employment and Training Supplementary Planning Document, adopted November 2016.

The current outline application 230778 is noted. The owner has not engaged regarding condition 8 detailed in the decision notice and is encouraged to do so prior to commencement of development.

Regeneration requests condition 8 be progressed at the earliest opportunity.

7. Other Representations

- 7.1 Notification:
Notification of this application has been undertaken in the form of:
 - a. neighbour notification letters
 - b. site notices displayed in roads neighbouring the site and

7.2 Neighbour Representations:
No comments have been received.

7.3 Other Representations:
None.

8. **Appraisal**

8.1 Key Considerations:

The main considerations in relation to this application are:

- Principle;
- Design, Character and Impact Upon Landscape;
- Flooding and Drainage;
- Impact on local residents.

8.2 Principle:

Outline planning permission (for Access, Appearance, Layout and Scale) for the conversion of rear of hotel at 15-21 Hartington Place to 21N° two-bedroom flats was granted on the 04/12/2020. Therefore, the principle of the use has been established, and the main issue is whether the proposed details relating to landscaping are acceptable in policy terms.

8.3 Design, Character and Impact Upon Landscape:

Saved policy UHT7 states development proposals should seek to make improvements to the physical environment through site layout and landscaping. In preparing proposals for development, consideration should be given to landscaping which will include protection and incorporation of existing trees, hedges, shrubs and other natural features on site, including ponds, together with proposals for new planting.

The communal amenity space is proposed to be landscaped with a combination of hard and soft landscaping. The hard landscaping comprises sandstone paving whilst the soft landscaped areas around the boundaries and the middle section of the amenity space would comprise a new wild cherry tree at the centre and ornamental shrub mix along most parts of the amenity space are acceptable and would not harm but enhance the character of the historic environment in accordance with policies D10 and D10A of the Core Strategy.

The proposal is therefore considered to enhance the environment and to be consistent with saved policies UHT7 and UHT15 of the Local Plan and Policies D1, D10 and D10A of the Core Strategy.

8.4 Residential Amenity:

The proposed landscaping given the nature and scale is not considered to harm the residential amenities of neighbouring occupiers.

8.5 Flooding and Drainage:

The site does not fall within either Flood Zone 2 or 3 and, therefore, is not considered particularly susceptible to tidal flooding. Permeable area of the site would be marginally increased through the removal of existing basement extensions. The communal garden would have soft landscaped areas surrounded by path areas paved in sandstone paving. Also, the basement amenity area would be paved in sandstone paving and it is therefore not considered that the proposed development would result in an increased likelihood of surface water flooding within the surrounding area.

8.6 Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

8.7 Conclusions:

It is considered that no significant harm would be caused by the proposal to the local character of the area and setting of the heritage asset by reason of its landscape treatment. The scheme is subsequently considered to be compliant with saved policies UHT7 and UHT15 of the Local Plan and Policies D1, D10 and D10A of the Core Strategy and the NPPF.

9. Recommendation

9.1 The application is being recommended for approval subject to conditions.

10. Conditions

10.1 The development, hereby approved, shall be begun before the expiration of two years from the date of this permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) and in accordance with condition 1 of the outline permission (ref: 200280).

10.2 The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 23/11/2023:

- Drawing: 01 -Site and block plans
- Drawing: 22 -Proposed Landscape

Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.

10.3 Prior to first occupation of the development, hereby approved, the site shall be hard and soft landscaped in accordance with approved drawing No: 22 (Proposed Landscape).

Reason: In the interest of the amenity of the site and area.

10.4 Planting shall be implemented strictly in accordance with approved drawing No:22 (Proposed Landscape) in the first planting season following completion or first occupation of the development, whichever is the sooner. Any new tree(s) that die(s) are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which die, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approve details unless otherwise agreed with the Local Planning Authority.

Reason: To safeguard and enhance the character, amenity, and biodiversity of the site.

10.5 All ground surfaces of the development, hereby approved, shall be constructed in porous materials or shall discharge surface water onto porous areas within the application site and shall remain as such for the lifetime of the development. No surface water shall be discharged onto the public highway or adjoining land.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect the public highway or adjoining properties.

11. Appendices

11.1 None.

12. Background Papers

12.1 None.

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