

Application reference: 23/2905/DD02

HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
20.11.2024	20.11.2024	15.01.2025	15.01.2025

Site:

Grey Court School, Ham Street, Ham, Richmond

Proposal:

Details pursuant to conditions U0183671 - Soft Landscaping Works, U0183672 - Ecological Enhancements of planning permission 23/2905/FUL.

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Graham Griffiths
Grey Court School
Ham Street
Ham
Richmond
TW10 7HN

AGENT NAME

Mr Stephen Muggridge
8 - 9 Faraday Road
Guildford
Surrey
GU1 1EA

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRuT Ecology
LBRuT Trees Preservation Officer (South)

Expiry Date

05.12.2024
05.12.2024

Neighbours:

-

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD Application:02/0820
Date:01/08/2002 Erection Of A Pre-fabricated Classroom Building And Associated Landscaping.

Development Management

Status: PCO Application:90/0016/DD01
Date:22/11/1990 Details Pursuant To Condition Bu08 Of Planning Permission 90/0016 Dated 9/4/90.

Development Management

Status: GTD Application:90/0016/FUL
Date:22/02/1990 Adaptations To Science Block & Addition Of Two Labs At First Floor Level & Extension Comprising Art & Drama Studios With Ancillary Areas.

Development Management

Status: GTD Application:92/0973/FUL
Date:02/04/1993 Construction Of A Single Storey Building For Use As Day Nursery.

Development Management

Status: GTD Application:94/3478/FUL
Date:02/02/1995 Erection Of A Single Storey Extension Comprising Music Suite

Development Management

Status: GTD Date:23/02/1995	Application:95/T0275/CA Remove Sycamore.
<u>Development Management</u> Status: REF Date:27/01/1999	Application:98/2677 Erection Of 15m Pole Mast With 3 X-polar Antennae And 2 600mm Microwave Dishes Plus 2.5m X 3.71m Equipment Cabin.
<u>Development Management</u> Status: REF Date:27/01/1999	Application:98/2678 Erection Of 15m Pole Mast With 3 X-polar Antennae And 2 600mm Microwave Dishes And 2.5m X 3.71m Cabin.
<u>Development Management</u> Status: GTD Date:07/07/1977	Application:77/0305 Provision of hard surfacing of part of existing playing field, and erection of a section of 10ft 0ins high chain link fence.
<u>Development Management</u> Status: GTD Date:09/08/1977	Application:77/0609 Erection of four temporary classrooms.
<u>Development Management</u> Status: GTD Date:25/06/1979	Application:79/0255 Erection of bicycle sheds and stands.
<u>Development Management</u> Status: GTD Date:27/07/1979	Application:79/0522 Retention of 10ft 0ins high chain link fencing extended across gateway at end of Evelyn Road.
<u>Development Management</u> Status: GTD Date:11/01/1980	Application:79/1303 Retention of three mobile classrooms for a further period of two years.
<u>Development Management</u> Status: GTD Date:26/11/1990	Application:90/0016/DD1 Adaptations to science block and addition of two laboratories at first floor level and extension comprising art and drama studios with ancillary areas. Details pursuant to condition BU08 of planning permission 90/0016/FUL dated 9 April 1990.
<u>Development Management</u> Status: GTD Date:07/11/1988	Application:88/1891 Construction of 4 No. hardsurfaced tennis courts on existing sports field for use by community and school. (Amended Plan No.(s) 88/8/2A received on 10th October 1988).
<u>Development Management</u> Status: GTD Date:08/06/1988	Application:88/0784 Erection of demountable (double) classroom unit.
<u>Development Management</u> Status: GTD Date:19/05/1976	Application:76/0130 Erection of extensions to existing school.
<u>Development Management</u> Status: GTD Date:12/02/2009	Application:09/T0012/TCA T1 - T6 - Fir - Fell
<u>Development Management</u> Status: GTD Date:09/08/2010	Application:10/1379/FUL Installation of a new bicycle racks in an area of the school that already has cycle racks.
<u>Development Management</u> Status: GTD Date:17/08/2010	Application:10/T0376/TCA T2 - Yew - Reduction of 6ft all round T10 - Birch - Fell T30 - Norway Maple Crimson King - Fell T48 - Hawthron - Fell T53 - Unknown - Fell
<u>Development Management</u> Status: GTD Date:29/12/2010	Application:10/2312/FUL Erection of single storey east side extension to existing school library, single storey west side extension to existing design and technology classrooms and single storey rear extension, lift shaft addition and internal alterations to Cardinal Newman House with decking.
<u>Development Management</u> Status: SOS Date:02/02/2011	Application:10/2313/LBC Internal alterations, addition of lift shaft and erection of single storey rear

extension to grade 2 listed building (Cardinal Newman House), ground level decking and erection of single storey west side extension to main school building.

<u>Development Management</u> Status: GTD Date:17/12/2010	Application:10/2921/FUL Installation of Solar Photovoltaic panels onto the roof of the school.
<u>Development Management</u> Status: GTD Date:09/08/2011	Application:10/2312/DD01 Details pursuant to condition LT01 (Location of Trees), LT03 (Protect Trees) and LT15 (Site Supervision) of planning permission 10/2312/FUL.
<u>Development Management</u> Status: GTD Date:11/04/2011	Application:10/2313/DD01 Details pursuant to condition U37671 (Archaeology) of listed building consent 10/2313/LBC.
<u>Development Management</u> Status: GTD Date:24/01/2012	Application:10/2313/DD02 Details pursuant to conditions U37668 (Joinery), U37670 (Hard And Soft Landscaping) and U37669 (Detailed Drawings) of Listed Building Consent 10/2313/LBC.
<u>Development Management</u> Status: GTD Date:14/07/2011	Application:11/1586/FUL Erection of single storey club house to support existing four tennis courts.
<u>Development Management</u> Status: GTD Date:18/07/2011	Application:11/1699/FUL The installation of 40 solar photovoltaic panels onto the science block roof, part of the school building.
<u>Development Management</u> Status: RNO Date:26/10/2011	Application:11/T0537/TCA T1 - Sycamore - Fell
<u>Development Management</u> Status: RNO Date:06/12/2011	Application:11/T0837/TCA T1 - Ash - remove, T2 - Rowan - remove.
<u>Development Management</u> Status: GTD Date:14/03/2013	Application:12/1765/FUL Erection of barn to house livestock and fencing of grazing area to facilitate use of part of the school as Grey Court School Farm.
<u>Development Management</u> Status: GTD Date:27/08/2012	Application:12/1894/LBC Replace wire-linked gates with architect-designed ironwork gates. Gates will be automated and have a sound and vision entry phone system.
<u>Development Management</u> Status: GTD Date:27/08/2012	Application:12/2146/FUL Replace wire-linked gates with architect-designed ironwork gates. Gates will be automated and have a sound and vision entry phone system.
<u>Development Management</u> Status: WNA Date:18/06/2015	Application:12/T0515/TCA Tree report attached with application. All works under urgent heading plus works outlined in contractors quote
<u>Development Management</u> Status: GTD Date:12/07/2013	Application:13/1268/FUL Proposed demolition of existing Annex building; construction of new two storey Annex to include 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance; alterations to soft and hard landscaping, on-site car parking, refuse and cycle storage provision.
<u>Development Management</u> Status: GTD Date:20/08/2013	Application:13/1269/CAC Proposed demolition of existing Annex building to allow for the construction of new two storey Annex to include, 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance; alterations to soft and hard landscaping, on-site car parking, refuse and cycle storage provision.
<u>Development Management</u> Status: WNA	Application:13/T0335/TCA

Date:04/06/2015

T1 - Beech - Reduce overlongs in crown by 25% & shape T2 - Cherry - Reduce crown by 25% and give 1m clearance from lamp T3 - Cherry - Lift by 2m & prune back from road T4 (T21) - False Acacia - Lift to 3.5m over footpath. Cut back 3.5m from adjacent building. T5 (T25) - Lime - Lift over footpath to 3.5m. Remove dead wood & crossing branches T6 (T27) - Oak - Lift to 2.5m. Remove dead wood & stubs T7 (T36) - Ash - Fell to ground level T8 (T43) - Lime - Lift to crown break. Reduce crown by 30% & remove dead wood T9 (T45) - Lime - Lift to crown break. Reduce crown by 30% & remove dead wood T10 (T50) - Ash Leaved Maple - Reduce back from building by 2m & remove dead wood T11 (T51) - Ash - Remove 2 lowest limbs T12 (PPT1) - Sycamore - Remove lowest limb & lift to balance T13 (PPT2) - Norway Maple - Cut back and lift on building side by 3m T14 (PPT3) - Yew - Lift to head height T15 (PPT4) - Sycamore - Fell & poison T16 (PPT5) - Yew - Reduce crown by 25%, shape & lift to 2.5m T17 (PPT7) - Cherry - Cut back from building 1-2m T18 (PPT8) - Yew - Cut back over path & lift to head height. Remove dead Elder tree from crown. T19 (PPT9) - Yew (Line of trees) - Lift to head height T20 (PPT11) - Chestnut - Reduce limb over car park by 40% & remove dead wood T21 (PPT13) - Robinia - Fell to ground level & poison T22 (PPT15) - Ash - Fell to ground level

Development Management

Status: GTD

Date:26/11/2013

Application:13/1268/DD01

Details pursuant to condition U61228 (Archaeology) of planning permission 13/1268/FUL.

Development Management

Status: WNA

Date:08/06/2017

Application:13/1268/DD02

Details pursuant to condition U63008 (Construction Method Statement) of planning permission 13/1268/FUL.

Development Management

Status: WNA

Date:28/08/2020

Application:13/1268/DD03

Details pursuant to conditions LT09 (Hard and Soft Landscaping Required), U63018 (Location of trees - Adj' Dev't Sites), LT06 (Tree Planting Scheme), LT15 (Site Supervision), U63008 (Construction Method Statement) and BD12 (Details - Materials to be approved) of planning permission 13/1268/FUL.

Development Management

Status: GTD

Date:21/01/2014

Application:13/1268/DD04

Details pursuant to condition U63017 (Environment Agency) of planning permission 13/1268/FUL.

Development Management

Status: VOID

Date:22/01/2014

Application:13/1268/VOID

Details pursuant to condition BD12 (Details - Materials to be approved) of planning permission 13/1268/FUL.

Development Management

Status: GTD

Date:21/02/2014

Application:13/1268/DD05

Details pursuant to PART OF condition BD12 (Details - Materials to be approved) of planning permission 13/1268/FUL.

Development Management

Status: RNO

Date:05/03/2014

Application:14/T0027/TCA

T1- Poplar- Reduce height by 1/3rd T2- Ginko- Reduce crown by 25% and shape T3- Plane- Cut back from yew giving in clearance T4- Ash- Suppressed by Oak. Tree is dead fell to ground level

Development Management

Status: WNA

Date:28/08/2020

Application:13/1268/DD06

Details pursuant to conditions U63002 (Details to specified scale) and U63014 (Safety railing) of planning permission 13/1268/FUL.

Development Management

Status: GTD

Date:22/04/2014

Application:13/1268/DD07

Details pursuant to condition U63017 (Environment Agency) of planning permission 13/1268/FUL.

Development Management

Status: WNA

Date:28/08/2020

Application:13/1268/DD08

Details pursuant to conditions U63006 (Cycle - Phase 1); U61223 (PV Panels); DV28 (External illumination); U61274 (Plant/ Extract Equipment) of planning permission 13/1268/FUL

<u>Development Management</u> Status: WNA Date:28/08/2020	Application:13/1268/DD09 Details pursuant to conditions LT09 (Hard and Soft Landscaping Required), LT11 (Landscape Management - Large Scheme), U63010 (Servicing), of planning permission 13/1268/FUL.
<u>Development Management</u> Status: GTD Date:10/10/2014	Application:13/1268/DD11 Partial discharge of details pursuant to BD12 (materials) of planning permission 13/1268/FUL for demolition of existing Annex building; construction of new two storey Annex to include 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance; alterations to soft and hard landscaping, on-site car parking, refuse and cycle storage provision.
<u>Development Management</u> Status: GTD Date:10/10/2014	Application:13/1268/DD10 Partial discharge of details pursuant to conditions U63015 (Allotments) of planning permission 13/1268/FUL for demolition of existing Annex building; construction of new two storey Annex to include 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance; alterations to soft and hard landscaping, on-site car parking, refuse and cycle storage provision.
<u>Development Management</u> Status: GTD Date:24/02/2016	Application:13/1268/DD12 Details pursuant to condition U63012 (School Travel Plan) of planning permission 13/1268/FUL.
<u>Development Management</u> Status: RNO Date:29/12/2014	Application:14/T0784/TCA T1- Sycamore-Self seeded tree growing on the boundary and causing damage to the wall.- fell to ground level
<u>Development Management</u> Status: GTD Date:22/09/2015	Application:14/4252/VRC Variation of condition U56857 (Decision drawings) of planning permission 12/1765/FUL for erection of barn to house livestock and fencing of grazing area to facilitate use of part of the school as Grey Court School Farm, to allow for a revision to the siting of the barn and ancillary structures.
<u>Development Management</u> Status: GTD Date:08/06/2015	Application:14/4565/FUL Construction of two new buildings; a two storey teaching building with two-bed independent living skills flat and a single storey hydrotherapy building. The existing vehicular route to the development area is accessed from Ham Street. The external works consist of a new car parking and drop-off area, sensory garden, all-weather and energetic play areas and additional paths and planting within the existing Grey Court grounds.
<u>Development Management</u> Status: GTD Date:17/03/2015	Application:14/4642/FUL Extension to the existing dining hall.
<u>Development Management</u> Status: RNO Date:18/06/2015	Application:15/T0233/TCA T1 - Sycamore - Reduce crown by 30% (Approx. 4m)
<u>Development Management</u> Status: GTD Date:10/09/2015	Application:14/4565/DD01 Details pursuant to PART of condition BD12 (materials - bricks and mortar only) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: GTD Date:10/11/2015	Application:14/4565/DD02 Details pursuant to condition DV49 (construction method statement), U8446 (bat survey) and U84471 (arboricultural method statement) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: GTD Date:12/02/2016	Application:14/4565/NMA Application for a non-material amendment to planning permission 14/4565/FUL for alterations to teaching block only to include: A reduction in gross plan area (building footprint) from 492.5m ² to 471m ² ; Alterations to the internal layout and window arrangements; Amending canopy design and

lengths; and Increase the height of the parapet from 8m to 8.04m (increase of 40mm only)

<u>Development Management</u> Status: WNA Date:17/07/2024	Application:14/4642/DD01 Details pursuant to condition LT08 (soft landscaping) and U81916 (arboricultural method statement) of planning permission 14/4642/FUL
<u>Development Management</u> Status: RNO Date:03/12/2015	Application:15/T0727/TCA T1 - London Plane - Thin crown 20% T2 - London Plane - Cut back to below cable bracing points, to good growth points. Reduced by approx. 40% T4 - Oak - Reduced crown 25%. Removed deadwood T5 - Sweet Chestnut - Reduce crown 25%. Remove deadwood and crossing branches. Remove epicormic growth to 10cm. Thin crown 20% T6 - London Plane - Thin crown 20% T7 - Robinia - Lift to statutory height over footpath T8 - Robinia - Remove deadwood T9 - Catalpa - Remove deadwood T10 - Tree of heaven - Remove deadwood and cut back from building by 2cm T11 - Ash x4 - Deadwood T12 - Oak - Thin Crown 20%. Remove deadwood
<u>Development Management</u> Status: PDE Date:	Application:14/4565/DD03 Details pursuant to condition U84585 (tree planting scheme); U84449 (hard and soft landscaping); U84469 (green wall); U84476 (boundary treatment) and U84467 (thames water) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: WNA Date:17/07/2024	Application:14/4565/DD04 Details pursuant to condition U84453 (landscape management) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: WON Date:23/07/2019	Application:14/4565/DD05 Details pursuant to conditions BD12 (materials), BD04 (details to specified scale), DV28 (external illumination), and U84466 (roof structures) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: WON Date:05/11/2021	Application:20/2381/FUL The installation of 9 no. low level LED floodlighting to two existing outdoor tennis court Nrs 2 and 3.
<u>Development Management</u> Status: WDN Date:14/07/2021	Application:21/2188/FUL New sports pavilion
<u>Development Management</u> Status: WON Date:08/11/2022	Application:21/3471/LBC - Replacement of roof coverings including slates, underfelt, battens, ridge and hip tiles, leadwork and parapet gutter linings. - Repairs to cut timber roof structure (if required) - Brickwork re-pointing and repairs - Removal of brickwork staining. - Overhaul of cast iron rainwater goods - Replacement of timber sash windows - Replacement of timber doors - Repairs to timber portico canopy structure and roof - External Decorations
<u>Development Management</u> Status: RNO Date:25/05/2022	Application:22/T0114/TCA G1 - Mixed Species - Oak, Sycamore, Elm - Ovrhanging - removing 3-5m - final height unchanged 10-12m and final spread 8m G2 - Mixed species - Holm oak and Yew - cut back overhang by 2m and fell ash tree - final height unchnaged 10-12m and final spread 6m G3 - Mixed Species - large sycamore and small sycamore emerging from yew - raise crown of large sycamore by 1.5m - final height unchanged 13m and final spread 9m and fell small scyamore
<u>Development Management</u> Status: REF Date:22/11/2022	Application:22/2976/FUL Replacement windows and doors, replacement roof tiles/slates, cast iron rainwater goods, leadwork and parapet coping stones.
<u>Development Management</u> Status: REF Date:22/11/2022	Application:22/2977/LBC Replacement windows and doors, replacement roof tiles/slates, cast iron rainwater goods, leadwork and parapet coping stones. Remedial works

such as repointing of brickwork, general redecorating and roof works.

<u>Development Management</u> Status: WDN Date:20/03/2023	Application:23/0355/FUL Replacement fencing and gates to the northern and western boundaries.
<u>Development Management</u> Status: GTD Date:20/06/2024	Application:23/2905/FUL Replacement fencing at the Playing Field adjacent to Grey Court School.
<u>Development Management</u> Status: WNA Date:06/11/2023	Application:23/2949/LBC Not applicable. Newman House is over 200 metres away from where the development is proposed.
<u>Development Management</u> Status: ARPR Date:17/05/2024	Application:24/1095/DEMPN Demolition of Ingenium building (single classroom).
<u>Development Management</u> Status: GTD Date:08/08/2024	Application:23/2905/DD01 Details pursuant to condition U0183670 - Construction Ecological Management Plan (CEMP) of planning permission 23/2905/FUL.
<u>Development Management</u> Status: GTD Date:15/11/2024	Application:24/2409/FUL Removal/demolition of the Ingenium building (single classroom).
<u>Development Management</u> Status: PDE Date:	Application:23/2905/DD02 Details pursuant to conditions U0183671 - Soft Landscaping Works, U0183672 - Ecological Enhancements of planning permission 23/2905/FUL.

<u>Building Control</u> Deposit Date: 20.05.2002 Reference: 02/0946/FP	Erection of pre-fabrication detached classroom building.
<u>Building Control</u> Deposit Date: 08.10.2002 Reference: 02/0946/1/FP	Erection of pre-fabrication detached classroom building.
<u>Building Control</u> Deposit Date: 22.08.2003 Reference: 03/1657/FP	Replacement of roof covering over sports hall gymnasium
<u>Building Control</u> Deposit Date: 25.08.1992 Reference: 92/0791/FP	Internal chemical store
<u>Building Control</u> Deposit Date: 19.07.1995 Reference: 95/0351/2/FP	New music suite
<u>Building Control</u> Deposit Date: 14.08.1996 Reference: 96/1132/FP	Internal alterations to form computer room/administration office
<u>Building Control</u> Deposit Date: 06.07.2005 Reference: 05/1359/FP	Internal refurbishment works, including fire alarm alterations and installation of detection system
<u>Building Control</u> Deposit Date: 12.04.2006 Reference: 06/0782/FP	Refurbishment of CDT area
<u>Building Control</u> Deposit Date: 24.09.2010 Reference: 10/1878/FP	Construction of three single storey classroom extensions and ancillary works to existing school
<u>Building Control</u> Deposit Date: 12.05.2011 Reference: 11/0881/FP	Club house (accessed via Ham Avenue / car park adj. 50 Ham Common - opposite pond)
<u>Building Control</u>	

Deposit Date: 21.06.2011	Installed a Gas Boiler
Reference: 11/FEN02951/GASAFE	
<u>Building Control</u>	
Deposit Date: 27.09.2011	Club house
Reference: 11/0881/FP/1	
<u>Building Control</u>	
Deposit Date: 13.10.2011	Construction of three single storey classroom extensions and ancillary works to existing school
Reference: 10/1878/FP/1	
<u>Building Control</u>	
Deposit Date: 08.11.2013	Detached two storey sixth form block and extension to main reception area
Reference: 13/2305/FP	
<u>Building Control</u>	
Deposit Date: 31.10.2014	Install one or more new circuits
Reference: 14/NIC02049/NICEIC	
<u>Building Control</u>	
Deposit Date: 26.05.2015	Single storey extension to existing dining hall with associated external paving steps and disabled access ramp
Reference: 15/1232/IN	
<u>Building Control</u>	
Deposit Date: 23.07.2015	Construction of a detached two storey specialist educational needs teaching block and a detached single storey hydrotherapy pool building
Reference: 15/1762/FP	
<u>Building Control</u>	
Deposit Date: 04.06.2019	Changing room alterations and refurbishment
Reference: 19/0885/IN	
<u>Building Control</u>	
Deposit Date: 10.06.2022	EXTENSION OF AN EXISTING BUILDING TO FORM A TWO STOREY SPORTS PAVILLION
Reference: 22/1073/IN	
<u>Building Control</u>	
Deposit Date: 27.07.2023	Internal alterations to layout of school building
Reference: 23/1152/IN	
<u>Building Control</u>	
Deposit Date: 12.07.2024	New toilet block extension and internal alterations
Reference: 24/0846/IN	
<u>Building Control</u>	
Deposit Date: 23.09.2024	Internal alterations to layout of school building
Reference: 24/1219/IN	
<u>Enforcement</u>	
Opened Date: 01.11.2010	Enforcement Enquiry
Reference: 10/0583/EN/UCU	
<u>Enforcement</u>	
Opened Date: 15.03.2021	Enforcement Enquiry
Reference: 21/0086/EN/UBW	
<u>Enforcement</u>	
Opened Date: 06.02.2023	Enforcement Enquiry
Reference: 23/0052/EN/UBW	

Application Number	23/2905/DD02
Address	Grey Court School, Ham Street, Ham, Richmond, TW10 7HN
Proposal	Details pursuant to conditions U0183671 - Soft Landscaping Works, U0183672 - Ecological Enhancements of planning permission 23/2905/FUL.
Contact Officer	Kerry McLaughlin

1. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
23/2905/DD01	Details pursuant to condition U0183670 - Construction Ecological Management Plan (CEMP) of planning permission 23/2905/FUL.	Granted Permission
23/2905/FUL	Replacement fencing at the Playing Field adjacent to Grey Court School.	Granted Permission

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions state:

U0183671 - Soft Landscaping Works

(A) The development hereby approved shall not be implemented in full until full details of soft landscaping works have been submitted to and approved in writing by the local planning authority such details to include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) and shall specify the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance.

(B) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All soft landscaping works shall be carried out in accordance with the approved details and in any event within three months of the completion of the fencing hereby approved.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

U0183672 - Ecological Enhancements (Plan Required)

Prior to the completion of the development hereby approved, an ecological enhancement scheme in accordance with the recommendations of the Arbtech Preliminary Ecological Assessment (dated August 2023) shall be submitted to and approved in writing by the Local Planning Authority. The details should include

- 1) specific location (including proposed aspect and height) on a plan in context with the development.
- 2) specific product/dimensions
- 3) proposed maintenance.

The ecological enhancements should be implemented in full within three months of the completion of the development.

Reason: To enhance nature conservation interest.

The following have been submitted:

- Proposed Soft Landscaping Plans Sections A and B (13730(L)11-15 B)
 - Proposed Soft Landscaping Plan Section C (13730(L)11-16 B)
- Received on 20 Nov 2024

Conditions U0183671 and U018672 are addressed with the Soft Landscaping Plans provided. The stipulations outlined in Condition U0183671 (Soft Landscaping Works) are redundant, due to the lack of new planting

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required/necessary, as agreed between the council’s Ecology Officer and the applicants Planning Manager at a site meeting on the 1st of October 2024.

With respect to Condition U018672 (Ecological Enhancements) the plans provided with this application indicate agreed locations for bird and bat boxes, together with sites agreed for insect accommodation. These matters were discussed at a site meeting with relevant parties on the 11th of November 2024.

The Proposed Soft Landscaping Plans are acceptable.

The submission has been reviewed by the council’s Ecology and Arboricultural officers, who have indicated that the information is suitable to approve.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of conditions ‘U0183671 - Soft Landscaping Works’ & ‘U0183672 - Ecological Enhancements’ of application ref: 23/2905/FUL have been met.

Discharge Conditions

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): KM

Dated: 06/12/2024

I agree the recommendation:

Senior Planner

VAA

Dated: 06.12.2024