

Officer Report

Application No.	24/0358/FH/CON
Site Address	Elham Village Hall, High Street, ELHAM, CT4 6SX
Officer Name	Helena Payne
Proposal	Approval of details pursuant to condition 9 (hard & soft landscaping works) of planning permission 23/1783/FH

Recommendation

Report Number	RD-434193
Recommended Decision	Recommended to be Approved
Recommendation Date	04 April 2024

Report

This application seeks approval of details pursuant to condition 9 (hard & soft landscaping works) of planning permission 23/1783/FH.

Condition 9 states:

No development beyond the construction of foundations or the shed base shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees to be retained/removed, shrubs and other features (including boundary planting), planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme. Upon approval of the landscaping scheme, works shall be carried in accordance with the agreed landscaping scheme and prior first use of the shed hereby approved.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

The following has been submitted pursuant to the requirements of the above condition:

- Landscaping Plan dated 16th February 2024, received 8 March 2024

The submitted landscaping plan identifies the following soft landscaping:

- Planting of native cherry (c2) west of the outbuilding
- Mixed hawthorn hedge internally screening in front (west) of existing shed along boundary.
- Infill planting (including Holly) to front (west) of new outbuilding.
- Seasonal, insect friendly flower beds proposed boarding paved area next to outbuilding to the north.
- Mixed rose, Hazel and crab apple planted to rear (east).

- Herb garden proposed adjacent to outbuilding to include fennel, oregano and thyme (north).

The submitted landscaping plan identifies the following hard landscaping:

- Paving to front of existing shed
- Wood chipping on formacil surrounding structure
- Paving adjacent to outbuilding to form patio (permeable)
- Raised bed structures and ramp access.

Ecological support includes the provision of bird boxes to the existing shed structure, use of native planting and wildflower beds to encourage wildlife. An insect house will also be provided adjacent to raised beds and seasonal flowers.

The required acoustic fencing is identified on the landscape plan as required as part of condition 8 of the 2023 permission.

KCC Ecology has been consulted on the submission and are satisfied that the detail contained in the submitted plan adheres to the requirements of condition 9. The scheme comprises a broad range of native species and this is very much welcomed. Reference to a New Zealand privet had initially raised concern, however it has been confirmed that this is an existing hedging and does not form part of the proposed planting for consideration here.

The landscaping scheme is considered acceptable allowing appropriate visual amenity for the site, which will also encourage wildlife and biodiversity to the area. An implementation programme has not been provided however, Condition 9 requires the landscaping works to be carried out ahead of the Shed's first use. Condition 10 requires maintenance of this landscaping within 5 years of its planting.

Suggested Informatives (1)

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The submitted Landscaping Plan dated 16th February 2024, received 8 March 2024 is considered acceptable to enable the approval of condition 9.

You are reminded of the additional requirements set out within Condition 8 (acoustic fencing), 9 (landscaping) and 10 (landscape maintenance).

