

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Dorchester Group Limited

**Proposal:** Discharge of Condition 3 of 14/01366/REM (Landscaping scheme)

**Expiry Date:** 3 September 2015

**Extension of Time:** 12<sup>th</sup> November 2021

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The site relates to Hampden Square, east of the former USAF/RAF airbase, which received permission for the erection of 71 dwellings with associated car-parking, infrastructure and public open space under the 2015 reserved matters application.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

Condition 3: Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas, and shall include specimen trees in strategic locations,

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

14/01366/REM – Reserved Matters Application to 10/01642/OUT - Erection of 71 dwellings with associated car-parking, infrastructure and public open space. *Application Permitted.*

## **4. RESPONSE TO CONSULTATION**

- 5.1. Arboriculture (CDC): No comments.  
5.2. Landscapes Officer (CDC): No comments.

## **5. APPRAISAL**

- 6.1. Condition 3 (Landscaping Scheme): There were no objections from the Council's Arboriculture Officers or Landscapes Officers. Having reviewed the submission, the proposed details are considered acceptable and consistent with other approved and implemented landscaping schemes in the locality.

6.2. Development proceeded notwithstanding the previous failure to confirm discharge of this condition and development was implemented consistent with the implementation of the submitted landscaping scheme. Accordingly, this permission will be retrospective but will regularise the implemented development.

**6. RECOMMENDATION**

That Planning Condition(s) 3 of 14/01366/REM be discharged based upon the following:

Condition 3

In accordance with the Plot Landscape Proposals received by the Council on 21 July 2015.

Case Officer: Emma Whitley

DATE: 8 November 2021

Checked By: Andy Bateson

DATE: 9<sup>th</sup> November 2021

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