

## UPDATES

for Committee Meeting to be held on 22/05/2024

### **ZONE 1 – WESTERN WARDS**

(1) P/23/0918/OA Hook-with-Warsash

51 Greenaway Lane, Warsash

For the avoidance of doubt, reference to the 'Vero Track' within the Officer report is for identification purposes only and should not be interpreted as implying that the track is within the ownership of Vero. It is understood that the track is divided into multiple ownerships with rights of way over granted for the other parties only.

Amended proposed conditions as follows;

a) Delete condition 1 and insert alternative Condition 1 & 2 to enable the construction of the access drive prior to submission of reserved matters applications for individual plots.

1. Details of the landscaping of the site (including site boundary hedgerow and communal area planting but excluding on plot landscaping) shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

2. Details of the appearance and scale of buildings to be constructed on each plot and the on-plot landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development on the respective plot takes place and the development shall be carried out as approved.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

b) Renumber subsequent planning conditions accordingly and update references to condition numbers where required

c) Amend conditions 7 & 8 to refer to both conditions 1 & 2

d) Amend condition 13 as follows;

The areas for the storage of bins approved pursuant to this condition and the bin collection points (as shown on drwg No.SL01 Rev P9) shall be provided prior to first occupation of the dwelling to which they relate and shall subsequently be retained for their respective purpose at all times.

e) Combine conditions 17 & 18 as follows;

The landscaping scheme, submitted under Condition 1 shall include for the enhancement of retained hedgerows and the planting of additional native hedgerows as shown on the plan at Appendix 3 'Mitigation and Enhancements' of the Ecological Appraisal by Cherry Tree Ecology Ltd (October 2023) and shall also include for an area of scrub/tree planting immediately to the south of the access for the full length of the southern boundary (excluding visitor parking bay only). The approved landscaping scheme shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: to compensate for loss of on-site habitat; in the interests of protected species and to ensure the provision, establishment and maintenance of a standard of landscaping.

f) Insert additional condition after Condition 18 as follows;

The on-plot landscaping schemes submitted under Condition 2 shall be implemented and completed within the first planting season following the commencement of the development on the plot to which it relates, or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.