

ITEM 4	Revised Recommendation, Including Additional Conditions
Land between Main Road and Rectory Road and Nursery Drive, Hawkwell 13/00674/FUL	<p>Following further discussion between officers and ward Members it is considered that the provision of two trees to the west of the proposed house are appropriate in order to act as a softer backdrop to the change to the proposed car parking orientation at the end of the street. This matter can be addressed by the submission of additional tree planting as a condition to the grant of permission.</p> <p>The extent of the site identified includes part of the private drive turning head onto which plot 84 would front. Whilst the applicant has given an informal assurance that the turning head would not be conveyed into private ownership in a manner allowing enclosure of that part of the turning head and frustrating future vehicle movements to neighbouring plots, nonetheless it is considered necessary to include a condition guarding against that in the officer recommendation.</p> <p>The REVISED RECOMMENDATION is therefore APPROVAL, subject to the conditions set out in the report and in addition conditions 6 and 7 as set out below:-</p> <p>6. Prior to the commencement of the development to plot 84 hereby approved and notwithstanding the landscaping details being considered for the overall development scheme of which the site is part, the applicant shall submit details to the Local Planning Authority for the provision of two trees, one of which to be provided to the area of the plot to the western side of the house approved and behind the garage; and one tree to be provided to the west of the approved garage between that garage and the site boundary. The submitted details shall include the size and species of the trees to be provided.</p> <p>The tree planting, as may be agreed, shall be implemented during the first planting season (October to March inclusive) following commencement of the development to plot 84, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with such species and to a size and location to be submitted to and agreed in writing by the Local Planning Authority implemented within the first available planting season following removal.</p>

	7. No fencing or means of enclosure shall be erected across and inside that part of the private drive shown included within the site frontage. Furthermore, the private drive area shown within the application site shall be kept clear of fixed structures.
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