

LBC Condition 13

Planning Condition 14

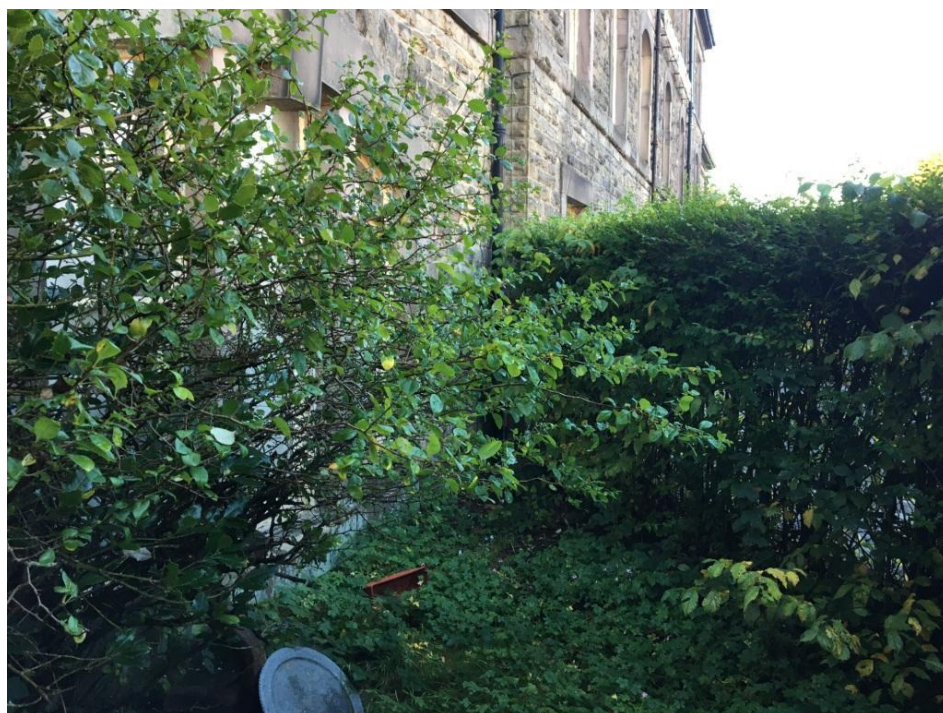
No works of hard and soft landscaping or changes to boundary treatments shall commence until full details of such works have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details. All planting, seeding or turfing comprised in the approved details of landscaping and boundary treatment shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

During the planning process the number of car parking spaces at the development was discussed at length, with a reduction in the numbers originally proposed as part of the application. This revised layout for the external works at the building submitted against this condition also considers other occupants of the building and refines the car parking layout further, reducing the number of spaces to four.

This provides a better, more accessible forecourt layout, tucks the car parking spaces away as far as possible and gives better pedestrian access into the building.

The revised scheme introduces a bin store area, which was not detailed in the original planning proposal. An isolated triangle of “waste” land is available for this, set as far away from the building as possible. As now designed this has the added advantage of being accessible directly from the highway, by the introduction of a pair of gates into the existing hedge / low wall.

Waste land for bin area – overgrown with weeds and covered in rubbish



Area of land for bin store (photos with and without annotation)



Within the site the bin store is enclosed by fence panels (see drawing 059 AL(9)10A bin store fence), to provide an enclosure so the bins are less visible to residents and visitors.

The new gates onto the pavement are designed to be used by the Council's waste collectors and will normally remain closed. Bins are already wheeled out onto the highway for collection so this makes it easier for the Council and residents alike.

Soft landscaping around the site remains as existing – it is currently all hedging, there are no planted areas. There is no intention to alter any of this hedging other than to introduce the gates above. The hedging is mature and gives the property some physical and aesthetic protection from the highway.

Drawings:

059 AL(9)02D external works plan

059 AL(9)10A bin store fence