

From: [Steve Massey](#)
To: [Hollins, Hannah](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: DOC/2021/0076 - Fair View, Eaves Lane, Armshead
Date: 28 October 2021 18:23:46

Hannah

The landscaping proposals and specification set out on CTD Drg. No. 1827/AL112 are appropriate and acceptable.

However Condition 6 of planning permission SMD/2019/0440 also asks for details of implementation timetables to be submitted with the landscaping scheme, which appear not to have been provided; Cond 7 requires the landscaping scheme to then be implemented in accordance with the timetable to be approved under Cond 6, and this would be the only time-based obligation we could rely on to secure/enforce implementation if ever required, so for this form of condition wording (which I don't favour and did not suggest/recommend!!) we do need information from the applicant/agent confirming implementation timescale.

Simplest way to resolve this is to request the agent to send a brief e-mail as an addendum to the current Discharge of Conditions application specifically in relation to Cond 6, confirming that "all planting and landscaping will be fully implemented in accordance with the scheme set out on Drg. No. 1827/AL112 before the end of the first available dormant season (November to February inclusive) following completion of the approved development." This would not raise the need for any further internal, external or neighbour consultation on, nor further publication of, the DOC application.

Once this is received, Drg. No. 1827/AL112 together with the supporting e-mail can be approved to discharge the submission/approval obligations under Cond 6.

As you rightly note, Cond 7 is strictly just an instruction/compliance-type condition and nothing is needed to be submitted and approved to satisfy this condition, they just need to do what it requires. But it might be useful for the avoidance of doubt to confirm this on the DOC decision notice so it's not left hanging, since officially their DOC application form is also seeking to discharge Cond 7.

Steve Massey

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