Robert Morgan

From: Martin Anderson [martin@hayward-architects.co.uk]
Sent: 26 September 2011 17:37
To: Robert Morgan
Subject: RE: Land adj. New House Farm, Stapleton Lane - 11/00249/FUL
Follow Up Flag: Follow up
Flag Status: Red

Rob,

For clarification, the usual implementation programme for grass areas and wild flower meadows is as follows:

- Grass seed is to be sown during the period 1st March to 31st May or 1st September to 31st October
- The sowing of wild flower meadows is the same as that for grass seed.

I have received confirmation from the client that all grassed areas will be seeded. As no planting or preparatory operation can be carried out until all building works are complete, the precise timing of the seeding will depend on the completion of the construction project.

I trust that this provides suitable clarification

Kind regards
Martin

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From: Robert Morgan [mailto:Robert.Morgan@hinckley-bosworth.gov.uk]
Sent: 26 September 2011 16:38
To: Martin Anderson
Subject: RE: Land adj. New House Farm, Stapleton Lane - 11/00249/FUL

Martin

I appreciate that in this case, as any proposed plants will be allowed to grow naturally there will not be too much in terms of soft landscaping. However, the hard landscaping also forms part of this condition and we still need confirmation of when the proposed lawns and wild flower meadows will be made good and allowed to begin natural growth.

Should an acceptable implementation programme not be given we would not be able to discharge the condition. The implementation programme ties the developer to a date by which the entire landscape scheme shall be applied.

Kind Regards

Rob

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From: Martin Anderson [mailto:martin@hayward-architects.co.uk]
Sent: 26 September 2011 16:26
To: Robert Morgan
Subject: RE: Land adj. New House Farm, Stapleton Lane - 11/00249/FUL

Rob,

There isn't really a landscaping proposal in the sense that there will be new trees and shrubs. The only planting as such will be the making good of the grassed area where necessary, which will subsequently form lawns. The area to the rear of the garage will be left to develop as natural grassland / wild flower meadow.

I trust that this provides you with sufficient information.

Kind regards

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From: Robert Morgan [mailto:Robert.Morgan@hinckley-bosworth.gov.uk]
Sent: 26 September 2011 16:17
To: Martin Anderson
Subject: RE: Land adj. New House Farm, Stapleton Lane - 11/00249/FUL

Martin

Thank you for the additional details, I will add them to the file to be considered once the fee is received.

An implementation programme requires you to state when the landscape scheme will be implemented. This can either be a specific date, e.g. March 2012, or a general time of year, e.g. the first planting season once development is complete. Without this there is no tie for the applicant to ever put the landscape proposals in place.

I hope this clarifies the point for you, should you require any further information please do not hesitate to contact me again.

Kind Regards

Rob

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From: Martin Anderson [mailto:martin@hayward-architects.co.uk]
Sent: 26 September 2011 16:00

To: Robert Morgan
Subject: RE: Land adj. New House Farm, Stapleton Lane - 11/00249/FUL

Dear Robert,

Thank you for your email. Can you clarify for me you requirements in respect of item C5. "an implementation programme".

In respect of item C5. "details the hard materials to be used immediately around the proposed dwelling", the drive is to be gravel as noted on the drawing. It is proposed that the hard surfacing immediately surrounding the building, as well as for the footpath leading to the farm, will be 600 x 600 mm concrete paving slabs.

In respect of item C5. "height of the proposed boundary fencing to be shown", - the boundary fencing will be stock fencing to a height of 1.2m above ground level.

In respect of item C.11, please find attached a copy of the ground investigation report

In respect of item C.15, I am advised that both approvals have been implemented and are available for you to inspect on site, should you wish.

I will arrange for the cheque and materials to be forwarded to you straight away.

Kind regards
Martin Anderson

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From: Robert Morgan [mailto:Robert.Morgan@hinckley-bosworth.gov.uk]
Sent: 26 September 2011 15:07
To: Martin Anderson
Subject: Land adj. New House Farm, Stapleton Lane - 11/00249/FUL

Dear Martin

I write in response to your recent application to discharge conditions attached to the above planning permission.

We are yet to receive a fee and I am therefore unable to validate your application. Please could you arrange for the fee of £85.00 to be paid for your application to progress.

Having looked over the submitted details, the following information will also be required once the application is valid:

C4: samples of the materials to be used are required to be deposited to the Council Offices.

C5: details the hard materials to be used immediately around the proposed dwelling
height of the proposed boundary fencing to be shown
an implementation programme

C11 no details have been received

C15 no details have been received, however written confirmation is not required for this condition. You should comply with the condition in full.

Kind Regards

Rob Morgan BSc(Hons) MASP

Administration & Technical Assistant
Development Services
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead
Hinckley, Leicestershire LE10 1BZ

Tel: 01455 255775

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