

Deferred Item – 16/504266/FULL - Erection of 9 no. 2 storey 3 and 4 bedroom detached and semi-detached dwellings and associated works on land at Lavender Avenue, Minster-on-Sea.

TABLED UPDATE.

1. Condition (3) materials can be deleted as a materials schedule has been agreed.
2. An amended hard and soft landscaping plan has been received and is acceptable. As such, condition (4) can be deleted.
3. Foul and surface water drainage details have been received. Comments are awaited from KCC SUDS and Southern Water are awaited, but if both raise no objection to the details, condition (17) can be deleted.
4. The Amended site plan shows finished floor levels. The agent confirms that the new FFL meets Part M level access.
5. With respect to Archaeology, a Written Scheme of Investigation [WSI] for Archaeological Evaluation and Mitigation (WSI) has been received. KCC Archaeology advises that the details are acceptable. As such, condition (15) needs to be amended to simply require that the archaeological works should be carried out and reported in accordance with the WSI.
6. Ecology – A clearance has been carried out, and the site is now bare. Two slow worms were removed from site and released in the retained habitat site to the north of the application site. A reptile exclusion fence is to be installed. The works were carried out in accordance with the Reptile Mitigation Statement submitted to KCC Ecology.

KCC Ecology request a condition the remaining works detailed in the Reptile Mitigation Statement to be implemented as detailed. The proposed bird boxes are acceptable. An informative is recommended regarding impact of lighting on foraging or commuting bats, and that all works should be carried out outside the bird breeding season as nesting birds and their young are protected under the Wildlife and Country Act.
7. Condition (2) – approved plans – will also need to be amended to reflect the above.
8. I therefore seek authority to approve the application on the basis of conditions as set out in the report and as amended by the above and subject to the signing of the Deed of Variation.