

TABLED UPDATE FOR ITEM 2.4

19/501332/FULL – Pond Farm, Grovehurst Road, Iwade

This is the second tabled update for this application.

The applicant submitted a revised Arboricultural Impact Assessment earlier this week to reflect the latest layout for the proposed development. The plans with the Assessment show that 10 trees on the southern edge of the orchard would need to be removed to accommodate the development. These are “low category” trees in arboricultural terms, but are on the edge of the BAP (Biodiversity Action Plan) Priority Habitat designation for the orchard.

The Kent County Ecologist has previously commented that they have no objection to the proposal, and the Ecological Mitigation, Enhancement and Management Plan submitted with the application does specify that some orchard trees may require removal. However given the status of the orchard as a BAP Priority Habitat, I consider that further advice from the KCC Ecologist should be sought on the removal of the trees now specifically identified in the Arboricultural Assessment.

It has not been possible to attain this advice prior to tonight’s meeting. As such, I would propose that my recommendation for delegated powers to approve the scheme should also be subject to no outstanding objections from the KCC Ecologist to the removal of the orchard trees identified in the Arboricultural Assessment. This may also require some modifications to the ecology conditions (including replacement planting), as advised by the KCC Ecologist.

S106 contributions – Members will note in paragraph 8.61 of the main report that the applicant has offered a contribution towards a new village hall facility. Further discussions are ongoing with the applicant, the parish council and the developer of the land to the east of Iwade (where the hall would be provided) to establish the means by which this will be delivered and funded. I have no further update to report but such discussions will continue post-committee as part of the S106 process.

Recommendation – my recommendation for delegated powers to grant planning permission remains unchanged, but is subject to the following –

- **Completion of a suitably worded S106 Agreement (including an agreed sum for the parish hall contribution if required)**
- **Conditions as set out in the Committee report**
- **No objection raised by Kent Police to the revised layout and design on crime prevention grounds (including conditions if necessary)**
- **No objection raised by the Kent County Council Ecologist to the removal of orchard trees as shown in the recently submitted Arboricultural Impact Assessment (including any necessary changes to ecology conditions as advised by the KCC Ecologist).**
- **I would also seek delegation for minor layout changes if they would address any outstanding concerns from Kent Police or the KCC**

Ecologist.