Condition 5

Upon commencement of development, details of boundary treatment to physically demarcate the boundary between the rear amenity areas and the area within the Green Belt, as shown on the approved plans, shall have been submitted to an approved in writing. The boundary treatment shall be erected prior to occupation of either dwelling and shall remain as such thereafter" Reason: In the interests of clarity and to protect the openness and character of the Green Belt in accordance with Local Plan Policy GB1.

As there is a 1.8m high fence to be erected within the green belt to define the ownership boundary it is not considered that the use of the areas within the green belt by occupants of the new bungalows will have any impact whatsoever on the openness of the green belt. Nor is there any need to define the line of the green belt. Indeed, there is an allotment in the green belt immediately adjacent the site. It is assumed that Planning Officers consider this is appropriate.

Nevertheless, as Planning Officers have a different view, it is necessary for details of demarcation to be submitted.

We show below an example of the arrangement for the demarcation on the adjoining properties. Therefore, the submission is for a low fence to match the existing on adjacent bungalows as shown below.



Condition 8 Landscaping.

Proposals as shown on the submitted drawing.

As there is a 1.8m fence to be erected around the site, on the boundary, there is no need for any hedge or tree planting within the site. Any planting outside the line of the fence will spoil the openness of the green belt and would be discouraged.

The picture below shows the surrounding area characterised by front lawns and open frontages. Therefore, the same approach is proposed for this development.



No hedges have been removed to public areas.

Condition 12

Details of the vehicle charging points are shown on the drawing.