

SCHEDULE OF PLANNING CONDITIONS Ref; -AJJ/CVB/2021

**LAND ADJACENT TO BYLANES, COALPIT LANE, STOKE ST MICHEAL,
SHEPTON MALLET, SOMERSET BA3 5JT**

OUTLINE APPROVAL 2018/2573/OTS, 2019/3036/REM(PLOT1), 2020/0678/REM(PLOT2)

Planning condition 3. Hard and soft Landscaping (Pre-occupation) Plots 1& 2

Schedule of species to be read in conjunction with plan Ref; -CLMS/101/A

	Species	height (M)
1	Amelanchier 'lamarki'	6
2	California lilac tree	1.2
3	Filigree purple acer	4
4	Magnolia Rustica Rubra	2
5	Flaming willow	2
6	Hydranga 'Limelight'	1-1.2
7	Topiary bay tree	2
8	Shrubs and decorative grasses	.4-1.5
9	Native hedge mixes	1.2
10	Prunus 'pink shell'	4
11	Sorbus 'Eastern promise'	8
12	Acer griseum	8-12
13	Retained fencing and hedges	
14	Existing Hollytree	4
15	Apple-Sunset AGM	4
16	Peach-peregrine	4
17	Pear-conference	4
18	Plum-opal AGM	4.5
19	Apple - Peasegood non such	4
20	Lawn	

Drive

50 mm golden self-binding gravel over a sub-base of 75mm well compacted type 1 hardcore on geotechnical membrane.

½ round light grey precast kerb edgings

Drive entrance tarmacadam 60mm base coat 20mm topcoat

Fit Atco channel drain between tarmac and drive.

Paths and Patios

Grey Indian sandstone

Implementation

Prior to occupation -driveway, parking and external paths/patios.

12 months following occupation-hedging tress decorative shrubs/grasses and lawns.

Planning condition 4 Parking (Be-spoke trigger) -Plots 1 & 2

The parking area will be as shown on plan CLSM/101/A. sufficient parking for four cars will be provided on each drive.

Planning condition 5 External lighting (Bespoke Trigger) – Plots 1 &2

The position of all external lighting is shown on Plan CMSM/101/A it is proposed to use the light fitting specified below; -



[Massive Boston Outdoor Wall Light with Motion Sensor PIR - Black \(Requires 1 x 60W E27 Bulb\)](#)

Planning condition 6 Removal of hedgerows (Bespoke Trigger) – Plots 1 & 2

Accommodation works

The existing hedge was removed at the commencement of work in Feb 2020 any further work to complete site access will be carried out between 1/9/21 and 28/2/22.

14TH July 2021