

**Discharge Of Condition Assessment –
PL/2024/00249/DIS
The Chase**



Delegated Report	
Proposal:	Discharge condition No. 9 (hard and soft landscape works) following original planning approval PL/2017/01083/PPFL (as varied by PL/2022/00718/VAR) for the conversion of existing dwelling and outbuildings to form up to 11 new residential properties.

Constraints

Acquifer Protection Zone 4
 Birmingham Airport
 Birmingham Airport Air Safeguarding Zone - Birds
 Birmingham Airport Air Safeguarding Zone - Above 45 Metres
 Birmingham Airport Consultation Zone
 Birmingham Airport Telecommunications Mast Consultation
 Green Belt
 Honiley Technical Site Air Safeguarding
 Neighbourhood Plan For Knowle, Dorridge And Bentley Heath

Publicity	Non legislative requirement
Consultations	Response
Landscape	No objection
Development Plan Policy	
Relevant Policies:- Solihull Local Plan 2013 Neighbourhood Plan - Knowle, Dorridge & Bentley Heath Neighbourhood Plan	Adopted Solihull Local Plan 2013 – Policies P10 and P15

Considerations:
<p><u>Relevant Planning History</u></p> <p>PL/2017/01083/PPFL (as varied by PL/2022/00718/VAR) for the conversion of existing dwelling and outbuildings to form up to 11 new residential properties.</p> <p><u>Assessment/Considerations</u></p> <p>Condition 9 of PL/2017/01083/PPFL states;</p> <p><i>The development hereby approved shall not be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details</i></p>

shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration and a replacement pond. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

To minimise the effect and enhance the character of the development in accordance with Policy P10 and P15 of the Solihull Local Plan 2013.

The development has been completed and the applicant sought advice from the LPA re the discharge of Condition 9. An informal review of the landscaping plan was therefore undertaken by the Council's landscape architect and no objection was raised to the discharge of the condition.

Subsequently, the applicant has formally applied to discharge the condition and given the landscape plan is the same as that informally reviewed, no further consultation with the Council's landscape architect was deemed necessary.

The landscape plan is considered to comply with Policies P10 and P15 of the adopted SLP 2013.

Recommendation

Agree to discharge of condition