

SECTION 2 – ITEM 10

Application No:	19/P/2714/FUL	Target date:	13.02.2020
Case officer:	Jessica Smith	Extended date:	20.03.2020
Parish/Ward:	Nailsea	Ward Councillors:	Councillor Andy Cole
Applicant:	Mr & Mrs Hogg		
Proposal:	Proposed construction of 1No. new dwelling to the east of the existing dwelling.		
Site address:	7 Bucklands Lane, Nailsea, Bristol, BS48 4PJ		

REFERRED BY COUNCILLOR COLE

Summary of recommendation

It is recommended that the application be **APPROVED** subject to conditions. The full recommendation is set out at the end of this report.

The Site

The application site is located within a residential area of Nailsea towards the south west end of Bucklands Lane which is a residential cul-de-sac. There are residential properties at the rear of the site fronting Bucklands End.

The application site is located within the front (east) garden of no. 7 Bucklands Lane and is approximately 18 metres wide and 25 metres deep and slopes downwards from the front (north) to the rear (south). The existing garden at no. 7 Bucklands Lane runs from east to west with the existing dwelling positioned at the end of the cul-de-sac and it faces east. This is in contrast to the surrounding dwellings in Bucklands Lane where the gardens run north to south with the dwellings located towards the front of the plots facing either north or south.

The application site boundary on the eastern side is a 2 metre high hedge with a 1.8 metre high timber fence and vegetation on the southern rear boundary. There is a short brick wall between the driveway to the west of the application site serving no.7 Bucklands Lane and soft landscaping on the frontage of the site along Bucklands Lane.

The Application

- Full planning permission for the erection of a detached 3-bed dwelling
- Formation of a new residential curtilage measuring approximately 18 metres in width and 25 metres in depth
- The dwelling would be setback from Bucklands Lane by 3.6 metres
- The dwelling would be 12.3 metres in width, 7.8 metres in depth, 7.2 metres in height at the front and 8 metres in height at the rear

- The dwelling includes an attached single storey garage that would be 3.6 metres in width, 7.9 metres in depth and 6 metres in height
- The dwelling and attached garage would have a hipped roof
- The dwelling includes a single storey rear extension that would be 5.5 metres in width, 3.6 metres in depth and 3.3 metres in height
- Formation of a new vehicle access on Bucklands Lane
- Creation of a new driveway and onsite parking provision for 3 vehicles

Relevant Planning History

Year	Reference	Proposal	Decision
2019	19/P/1854/FUL	Construction of a new dwelling to the east of the existing dwelling.	Withdrawn
2019	19/P/0380/FUL	Construction of a new dwelling to the east of the existing dwelling.	Withdrawn
2010	10/P/1775/F	Erection of a dwelling	Withdrawn

Policy Framework

The site is affected by the following constraints:

- Within the settlement boundary for Nailsea
- Area of low coal risk
- Consultation zone B of the North Somerset and Mendip Bats Special Area of Conservation

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS4	Nature Conservation
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS31	Clevedon, Nailsea and Portishead

Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM1	Flooding and drainage
DM8	Nature Conservation
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM28	Parking standards
DM32	High quality design and place making
DM37	Residential development in existing residential areas
DM42	Accessible and adaptable housing and housing space standards

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
SA2	Settlement boundaries and extension of residential curtilages

Other material policy guidance

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

Section No	Section heading
2	Achieving Sustainable Development
5	Delivering a sufficient supply of homes
9	Promoting sustainable transport
11	Making effective use of land
12	Achieving well designed places
13	Protecting Green Belt Land
15	Conserving and enhancing the natural environment

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)
- Biodiversity and Trees SPD (adopted December 2005)
- North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: 2 letters of objection have been received. The principal planning points made are as follows:

- Development too high and out of keeping with character of area. There would be a poor outlook for the existing dwelling
- Too close to adjoining properties leading to noise nuisance and loss of light and privacy to neighbours and future occupiers
- There is insufficient parking provision and the parking space on driveway will be dangerous
- Insufficient landscaping
- Conflicts with local plan

Nailsea Town Council: "Recommend Accept on condition the footprint is no larger than the previous application".

Principal Planning Issues

The principal planning issues in this case are (1) principle of development, (2) character and appearance, (3) impact on neighbours and living conditions of future occupiers, (4) highways access, safety and car parking, (5) trees and vegetation, (6) protected species, (7) Coal mining, and (8) drainage.

Issue 1: The principle of residential development in this location

This proposal is for the erection of a new dwelling within the settlement boundary for Nailsea, it is therefore covered by policy CS31 of the North Somerset Core Strategy and policy DM37 of the North Somerset Sites and Policies Plan (part 1). These policies support the principle of new residential dwellings within settlement boundaries such as within Nailsea. Subject to the issues covered below the proposal would be acceptable in principle.

Issue 2: Character and appearance

The application site currently forms part of the residential curtilage and front garden serving number 7 Bucklands Lane. The application site is located to the end of a residential cul-de-sac where there are a variety of dwelling sizes and styles.

The proposed dwelling is located 5.5 metres from the adjoining dwelling at number 5 Bucklands Lane and would be 7 metres from the front elevation of number 7 Bucklands Lane. The application site slopes north to south and as such the proposed dwelling would appear as a 1.5 storey dwelling from the front and as a 2 storey dwelling from the rear. The proposed dwelling and attached single storey garage would have a half-hipped roof design and would be finished in natural stone on the front elevation and render on the sides and rear.

The proposed dwelling would be 7.2 metres in height at the front and 8 metres in height at the rear as a result of the sloping land. The adjoining dwelling to the east of the application site at number 5 is approximately 5.7 metres in height and number 4 is approximately 6.6 metres in height. The dwelling at number 7 is 9.2 metres (approx.) and as such the proposed dwelling would be between the heights of numbers 5 and 7 and would therefore not appear incongruous within its setting or unsympathetic to the adjoining dwellings.

Furthermore, while number 5 is set further back from Bucklands Lane, given that number 7 is at the end of the cul-de-sac and is set forward of number 5 it is considered that the proposed dwelling would sit comfortably in the existing gap, thereby staggering the building line. Given that there is not strong building line within the area, it is considered that the proposed development would be in-keeping with the area. Moreover, the proposal includes the addition of some soft landscaping to the front of the application site which is considered to reduce the visual impact of the proposal from within the street scene.

The dwellings surrounding the application site vary in style and size where there is no dominant architectural style. The proposed natural stone finish on the front elevation of the dwelling and double roman roof tiles would be in keeping with the dwelling at number 7, where the render on the sides and rear appear similar to the modern finished materials used at the adjoining neighbour to the rear.

While the proposed development would result in a smaller residential curtilage than other dwellings within Bucklands Lane, the size of the application site would be similar to that of numbers 4, 5, 6 and 9 Bucklands End to the south and is therefore considered to be in-keeping with the pattern of development within the surrounding area.

Previous planning applications for a new dwelling on the site were withdrawn to allow issues to be addressed. The amendments made in the current application are considered to overcome previous concerns regarding the impact on the character of the area. It is therefore concluded that the proposed development would not harm the characteristics of the existing site and appearance of its surroundings. In this respect, the proposal conflicts with policy CS12 of the Core Strategy and Policies DM32 and DM37 of the Sites and Policies Plan (Part 1).

Issue 3: Impact on neighbours and living conditions of future occupiers

The proposed dwelling would be 5.5 metres from the adjoining dwelling, number 5, to the east, and 7 metres from the front elevation of number 7. The one and a half storey west side elevation of the proposed dwelling would be 11 metres from the front elevation of number 7. Number 5 has a window on its west side elevation, however this window serves a garage and therefore does not serve a habitable room as set out in the Council's Residential Design Guide Section 1.

While the proposed dwelling would be less than 12 metres from the front elevation of number 7, given that it is 1.5 storeys in height at the front and has a partially hipped roof, it is considered that it would not be overbearing to the occupants of number 7 nor would it result in an unacceptable loss of light.

Moreover, the distance from the proposed single storey development on the rear of the proposed dwelling to the single storey rear extension at the neighbouring dwelling to the south at number 6 Bucklands End is approximately 18.2 metres. The first floor of the

proposed dwelling would be 23 metres (approx.) from the single storey rear extension and 26 metres (approx.) to first floor habitable windows on the rear of number 6 Bucklands End. It is therefore considered that the proposed development exceeds the required 12 metres to number 6 Bucklands End as set out in the Residential Design Guide Section 1 and allows for an increase in distance given the change in land level. In this respect, it is considered that the proposed dwelling meets the required minimum distance of 12 metres to the adjoining dwelling at the rear and would not result in an unacceptable loss of light or an overbearing impact on the occupants of number 6 Buckland End. It should be noted that the existing dwelling at number 7 Bucklands Lane is sited some 20 metres from the rear elevation of the directly adjoining neighbour to the south at 5 Buckland End. As such, the proposed dwelling would maintain a further distance to the adjoining neighbour to the south and is therefore unlikely to have an unacceptable impact on the living conditions of neighbouring occupiers.

The plans show that the upper floor windows of the proposed dwelling would be 23 metres from the ground floor windows serving the single storey rear extension and 26 metres from the first floor windows on the rear elevation serving habitable rooms at number 6 Bucklands End. Moreover, the proposed single storey development at the rear of the proposed dwelling would be 8 metres from the rear boundary of the application site where there is an existing 1.8 metre high timber fence with trees and hedging above which is proposed to be retained. A new beech hedgerow along the rear boundary of the application site is proposed to further reduce any potential loss of privacy through overlooking to the adjoining neighbours at 6 Bucklands End. In this respect, it is considered that the proposed development complies with the required distances within the Residential Design Guide Section 1 and is therefore unlikely to result in an unacceptable loss of privacy to neighbouring occupants.

Overall, it is considered that the proposed development complies with the relevant tests contained within the Residential Design Guide (Section 1: Protecting living conditions of neighbours) and would not result in a significant adverse impact upon the living conditions of neighbouring residents or that of the future occupiers of the proposed dwelling. In this respect, the proposal complies with policies DM32 and DM37 of the Sites and Policies Plan (Part 1).

Issue 4: Highway access, safety and car parking

Bucklands Lane is not an adopted highway. The existing access where Buckland Lane meets Bucklands Batch (which is adopted highway) is considered suitable to serve the scale of the proposed dwellings and is therefore unlikely to have an adverse impact on highway safety. Moreover, given that the proposed dwelling is for 3 bedrooms, it is considered that the site would generate approximately 4 to 6 vehicle movements a day. This level of additional traffic is unlikely to have a significant effect on the local traffic volumes and is therefore unlikely to result in an unacceptable increase in traffic generation to the surrounding roads. While the increase in trip generation is unlikely to have an unacceptable impact on highway safety, given that Bucklands Lane is a narrow road, it is considered that the construction of the proposed dwelling could result in an obstruction to the road from large construction vehicles. A condition is therefore proposed to secure a Construction Management Plan to be submitted to and agreed by the Local Planning Authority prior to the commencement of works in order to ensure that there will be no unacceptable obstruction to the road during the development of the proposed dwelling.

While the North Somerset Council Waste Management service does not generally serve private roads, in this instance Bucklands Lane is served by a regular waste collection. The proposed plans have been amended to provide details of an accessible bin store to the front of the property and this is acceptable.

Policy CS11 of the Core Strategy states that adequate parking must be provided and managed to meet the needs of anticipated users (residents, workers and visitors) in usable spaces. The proposal is for a detached 3 -bedroom dwelling as well as a new access and the formation of a driveway. The proposal includes the provision of three onsite parking spaces, one within the attached single storey garage and two to the front of the garage on the proposed driveway. The Council's Parking Standards SPD specifies that 2 on-site parking spaces should be provided for a property with 3 bedrooms.

The plans that have been submitted demonstrate that the internal dimensions of the garage would be 3 metres in width and 7 metres in length which is in accordance with the required internal dimensions of a garage as set out in the SPD. Furthermore, the plans have been amended to allow for an additional two vehicles to park in the proposed driveway which measures 5.5 metres in width and 4.8 metres. It is considered that the proposed parking spaces on the driveway would meet the requirements of the SPD. The site is of sufficient size to accommodate parking for 2 bicycles as set out in the SPD.

It is therefore considered that the proposed access is adequate and on-site parking provision complies with the standards set out in the North Somerset Parking Standards SPD. The proposal is therefore in accordance with policies DM24, DM28 and DM37 of the Sites and Policies Plan (Part 1).

Issue 5: Trees and vegetation

While there would be some loss of landscaping to the front of the application site, the plans that have been submitted demonstrate the retention of the majority of existing trees and vegetation with an additional planting of vegetation to the rear of the site in order to ensure that there is no adverse impact on the biodiversity of the area. Furthermore, the plans have been amended to relocate the proposed dwelling one metre away from the hedgerow to the east of the proposed dwelling in order to ensure that the proposal would not result in the loss of the existing hedgerow, thereby further reducing the impact of the proposal on the vegetation of amenity value. In this respect, a condition is considered acceptable in requesting that the landscaping as proposed on the approved plans is provided and retained or replaced should the trees and vegetation become damaged.

The proposal complies with policy DM9 of the Sites and Policies Plan (Part 1) and to the council's Biodiversity and Trees SPD.

Issue 6: Protected species

The site is not likely to be used by bats, but in the event of an approval, the applicant will be advised of the requirements should bats be encountered during the development works. In this respect, regard has been paid to the requirements of the Conservation of Habitats and Species Regulations 2017 and the Natural Environment and Rural Communities Act 2006, and to policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) and the council's Biodiversity and Trees SPD.

Issue 7: Coal mining

The site lies within an area that has been defined by the Coal Authority as containing potential hazards arising from coal mining. There is no evidence to suggest that this would be an issue for the site.

Issue 8: Drainage

In order to minimise flooding in the event of an approval, a condition is required to secure details of surface water drainage. In this respect, the proposal is in accordance with policy DM1 of the Sites and Policies Plan (Part 1) and section 14 of the NPPF. Foul drainage is dealt with under the Building Regulations.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Conclusion

The development is a re-submission of previously withdrawn planning applications and has been amended to address all the concerns that were previously raised regarding character, highways impact and impact on the adjoining neighbours and future occupiers.

The proposed dwelling would not appear dominant over number 5 Bucklands Lane and would therefore not result in a harmful impact on the character of the street scene. There is no strong building line in the surroundings and as such the proposed staggered building line and introduction of some hard and soft landscaping to the front of the site would not result in an unacceptable impact on the established character or appearance of the area. The proposed development complies with the Council's Residential Design Guide Section 1 and would not result in an unacceptable loss of privacy or overbearing impact to any of the neighbouring occupants or a loss of privacy to the future occupiers of the proposed dwelling. The plans have been amended to increase the available onsite parking provisions to comply with the required vehicle parking spaces as set out in the North Somerset Council Parking Standards SPD and includes sufficient space onsite for cycle and waste storage.

RECOMMENDATION: APPROVE (for the reasons stated in the report above) subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications unless details of any alternative material have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the materials to be used are acceptable in order to maintain the character and appearance of the building and those of the surrounding area, and in accordance with policy CS12 of the North Somerset Core Strategy and policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1).

4. The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications unless details of any alternative material have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the materials to be used are acceptable in order to maintain the character and appearance of the building and those of the surrounding area, and in accordance with policy CS12 of the North Somerset Core Strategy and policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1).

5. No development shall take place until full plans and specifications detailing the finished floor, ground and ridge height levels of the development have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall not take place except in accordance with the approved details.

Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours). The details are required prior to commencement of development because ground works will influence finished heights and could not easily be remedied at a later stage in the development should the heights prove to be unacceptable.

6. The detached dwelling hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for 2 vehicles and the

proposed garage has been constructed in accordance with the approved plans and specifications. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.

Reason: In order to ensure that adequate turning and parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

7. The detached dwelling hereby approved shall not be occupied until secure parking facilities for bicycles have been provided for it in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Core Strategy, policy DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

8. The detached dwelling hereby approved shall not be occupied until the solar panels shown on drawing numbers 1093w17/3000H and 1093w17/3201G and described in the Energy Statement dated 25 January 2019 have been installed in accordance with the details hereby approved and are fully operational. Thereafter, the solar panels shall be permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building in accordance with policies CS1 and CS2 of the North Somerset Core Strategy.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no other means of enclosure, garage, shed or other structure shall be erected within the curtilage of the detached dwelling hereby permitted (other than any expressly authorised by this permission).

Reason: The Local Planning Authority wish to retain control over additional structures in order to maintain the integrity and appearance of this development and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the east, south and west elevations of the detached dwelling without the prior written consent of the Local Planning Authority.

Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM37 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

11. Before the first occupation of the detached dwelling hereby permitted the windows on the ground floor on the east elevation serving the ground floor WC and kitchen shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). This window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.

Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), the garage hereby permitted shall be retained for car parking and shall not be converted to living accommodation without the prior written permission of the Local Planning Authority.

Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and

approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (a) the parking of vehicles of site operatives and visitors
- (b) times of site operation
- (c) volume of daily HGV movements
- (d) loading and unloading of plant and materials
- (e) storage of plant and materials used in constructing the development
- (f) wheel washing facilities
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) measures to keep access roads clear of vehicles
- (i) HGV routing restrictions
- (j) location and specification of fencing and other measures for the protection of retained trees

Reason: In order to preserve highway safety, local amenity and the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy and policies DM9 and DM24 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to amenity, health or safety.

14. No above ground works shall be commenced until details of appropriate surface water drainage measures, together with a programme of implementation and a programme of maintenance for the lifetime of the development, have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, such works shall be carried out in accordance with the approved details and programmes.

Reason: To reduce the risk of flooding to the development from surface water, and in accordance with paragraph 163 of the National Planning Policy Framework policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies).

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme of implementation that has first been submitted to and approved in writing by the Local Planning Authority. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify. All hard landscape works shall be permanently

retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory landscaping scheme is implemented and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.