Wiltshire Council

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20 July 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/05411
Proposal:	Discharge of Condition 5 Landscaping, of planning application PL/2021/11863 (Conversion of an agricultural building to a single dwellinghouse).
Site Address	Barn North East Of The Old Dairy, Lower Fyfield
On Behalf of	Step Associated Limited

Thank you for your recent request to discharge conditions related to the above.

After considering the information you have provided to satisfy part i, a) b) and c), we are happy to agree that the following condition can be discharged. The latter sections of the condition are compliance-based and do not need signing off by the Local Planning Authority. However, please do note the timings within this condition in respect of carrying out the landscaping approved in this discharge of conditions application and the need to replace any planting within 5 years.

List of conditions discharged by this request. (1)

5 i) Prior to the first occupation of the dwelling or its substantial completion (whichever is the sooner) there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:

a) all hard and soft surfacing materials,

b) means of enclosure, (including details of any existing fencing to be retained),

c) a detailed planting plan and specification showing all plant species, supply and planting sizes and planting densities,

ii) All so-approved planting shall be carried out in the first planting and seeding season following the first occupation of either building or the substantial completion of the

development whichever is the sooner.

iii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

iv) Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

v) All hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON
To ensure a satisfactory landscaped setting for the development within the North Wessex Downs AONB.

Yours faithfully
Head of Development Management