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Planning Department
Wiltshire Council
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01.11.23

151-MH-WC-LONGBARN CONDITIONS

Dear Sir or Madam

Berrybrook Farm, Sedgehill, Shaftesbury, SP7 9JQ
PL/2022/03968
The development proposed is change of use of the Long Barn to holiday accommodation, including new fenestration, rooflights, an extension, internal alterations and refurbishment of a granary.

Discharge of Planning Conditions

Please find attached/enclosed the following documents;

- Landscape Specification Ref: 154-MH-WC
- 60 – Proposed Gate Details
- 61 – Proposed Landscape Plan
- 62 – Proposed Bin and Bike Stores
- 63 – Proposed Fence Details

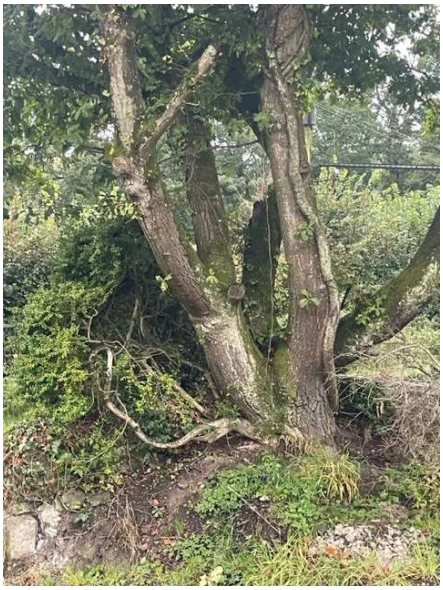
Planning Condition 3
No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
i) The location and current canopy spread of all existing trees on the land;
ii) Full details of any to be retained, together with measures for their protection in the course of development;
iii) A detailed planting specification showing all plant/hedgerow species to include species, size and density;
iv) Details of means of enclosure to include details of the fencing and new estate fencing lining the entrance drive; and
v) All hard and soft surfacing materials to include details of the surface way material that shall not be tarmac and details of refuse bin storage and bike storage.

(i) The single existing tree to be retained near the application site is the existing Willow Tree to the south of the Farmhouse at the site access its tree canopy is indicated on the Planting Plan drawing **61**.

(ii) Note: the access is existing and in constant use, the alterations to the access and front boundary wall to create visibility have already been constructed under planning permissions PL/2021/08480 and PL/2021/09025**.** The Willow tree is located behind a wall which offers some natural protection to the tree. So no further works to protect the tree appear to be necessary at this time.
With reference to the Planting Plan drawing **61**, the existing Oak tree to the west of the Barn B is to be removed as it is pushing over the existing stone wall.



Cracks in existing and leaning stone retaining wall, note the ground is raised to the rear of the retaining wall.



Existing oak tree set in raised ground to the rear of the stone retaining wall located to the left.
The existing Oak tree will be replaced with a new Oak tree **NT03a** as indicated on the Planting Plan drawing **61** and in the Landscape specification.

(iii) Please see attached document **154-MH-WC-LANDSCAPE SPECIFICATION and MAINTENANCE** showing all plant/hedgerow species to include species, size, density, maintenance and replacement details.

(iv) Please see drawing **63** showing details of fences on the western boundary and the estate fences on the driveway.

(v) Please see drawing **61** showing details of hard and soft landscaping and drawing **62** showing details of the proposed refuse bin store and bike storage.

Planning Condition 4
All soft landscaping comprised in the approved details of the landscaping scheme shall be carried out in the first planting and seeding season following the first occupation of the units or the completion of the development whichever is the sooner; All shrubs, trees and any other planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of the units or in accordance with a programme to be agreed in writing by the Local Planning Authority.

- Please see attached document **154-MH-WC-LANDSCAPE SPECIFICATION and MAINTENANCE** showing all plant/hedgerow species to include species, size, density, maintenance and replacement details, which is to be read with submitted drawing **61**.

We trust that this information is acceptable to discharge these planning conditions.

Should you require any further information, please do not hesitate to contact us.

Regards

[redacted]

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