CASE OFFICER'S REPORT

Application Reference:	PL/2023/07514
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	27 November 2023
Case officer:	Meredith Baker

Site Address:	MEADOW FARM STUD, RAMSBURY, MARLBOROUGH, SN8 2PP
Proposal:	Discharge of Conditions 3 & 4 relating to application PL/2021/11182 (Erection of Replacement Dwelling, Car Port, Landscaping and Associated Works.)
Recommendation:	Approve

Planning Policy

National Planning Policy Framework (2023) (NPPF)
Wiltshire Core Strategy (WCS, 2015)
Planning Practice Guidance (PPG)

Consultation Response

Highway Officer (initial comment): "I am broadly happy with the details provided in the CMS but would like the applicant to provide further information:
1. Please could they add a sentence confirming that there will be NO parking of vehicles associated with the development on the adjacent Halfway Lane - which is a PROW.
2. Please could they provide a photographic survey of the condition of the PROW up to the site entrance , any damage which occurs on the back of the development will require re-instatement within 6 months of completion."

Final comment: "I am happy that the changes requested have been made.
Please cold you attached the below condition to any approval:
Within 6 months of completion of the works approved the applicant will have put right any damage which has occurred to the PROW and Halfway Lane (referring to the pre-construction photographs in the CMS) to the satisfaction of the LHA. The applicant will ensure that the surface is monitored and repair as and when required during the construction period.
REASON : in the interests of highway safety and the amenity of the users of the highway."

Ecology Officer: Objection due to the CMS not including the recommendations of the ecology documents.

Proposal

The discharge of conditions 3 and 4 pursuant to planning reference PL/2021/11182:

Condition 3:

No development above slab level shall commence on site until details of the proposed materials to be used on the development, together with samples, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

Condition 4:

No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
a) the parking of vehicles of site operatives and visitors;
b) loading and unloading of plant and materials;
c) storage of plant and materials used in constructing the development;
d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
e) wheel washing facilities;
f) measures to control the emission of dust and dirt during construction;
g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
h) measures for the protection of the natural environment.
i) hours of construction, including deliveries;
has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.
REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Assessment

The following information has been submitted to discharge the above conditions:

- Materials Schedule by Fowler Architecture & Planning
- Proposed Site Plan – Drawing No. 1162-07 Rev B
- Construction Method Statement by Fowler Architecture and Planning Limited dated November 2023

With regard to Condition 3, the submitted material schedule has demonstrated that appropriate high-quality materials are to be used for the construction and no objection is raised in this regard.

In relation to the Construction Method Statement, during the course of the application, the details of the CMS were amended in incorporate concerns raised by the Highway Officer, Ecology Officer and the Planning Officer. The amended CMS adequately demonstrates that the vehicles would come from the south, would warn drivers of the public right of way users and would not park on this route etc. The Highway Officer did recommend a further condition under the final comments that within 6 months of completion of the works approved the applicant will put right any damage which has occurred to the PROW and Halfway Lane. No additional conditions can be placed on the scheme through the discharge of condition process.

The recommendations of the approved ecology reports were also acknowledged as part of the updated CMS. As such the updated CMS demonstrates that the proposed development would be acceptable during the construction stage and the condition details are acceptable.

Conclusion

It is confirmed that the details submitted are acceptable to discharge conditions 3 and 4 of PL/2021/11182. As such the application for the discharge of this condition is approved.

RECOMMENDATION:

Approve