Wiltshire Council

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8th December 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/09094
Proposal:	Discharge of Conditions 2 and 3 relating to PL/2022/08349 (Change of use to House in Multiple Occupation (HMO) for up to 6 people (C4)) and PL/2023/07146 (Variation of condition 2 on PL/2022/08349 to allow for extension of time to 6 months to supply a validation report for glazing and ventilation).
Site Address	1 Langley Road, Chippenham, SN15 1BP
On Behalf of	Mr Idowu Sholanke (applicant)

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

I can confirm that the details submitted (listed below) satisfy the requirements of Condition 2 however they do not satisfy the requirements of Condition 3 for the reasons set out below.

Condition 2 – Validation Report

Condition wording:
Within 6 months of the date of this planning permission a validation report shall be submitted to the local planning authority for approval in writing. The validation report shall demonstrate compliance with the glazing and ventilation specifications set out within Table 5.5 of Parker Jones Noise Impact Assessment dated 4th April 2023 in order to achieve compliance with the required standards as set out within the assessment.

REASON: To ensure a satisfactory standard of living environment for incoming occupiers.

The details submitted (listed below) received 19th October 2023 satisfy Condition 2 and have been found to be acceptable by the Public Protection Officer. Please note that the conditions may not be regarded as having being fully discharged until such time as the development has been carried out in accordance with the approved details.

- Noise Compliance Assessment – 18th October 2023 (Parker Jones acoustics)

Condition 3 – Bin and Cycle Store

Condition wording:
Within 3 months of the date of this planning permission, photographic evidence shall be provided to demonstrate that the bin and cycle store have been provided in accordance with approved plans (Elevations of Bicycle Shed 6 bay, Dwg. No 21- A109 received 21 Dec 2022, and Proposed Bin Shed, Dwg. No 21-A110). These stores shall be kept permanently available for their intended use and shall be retained in perpetuity.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

The application to discharge this condition is ***refused*** for the following reasons:

- The photographic evidence submitted (Photos of Bin & Bike Store received 10th November 2023) and further photographic evidence submitted (Photos via email from agent received 6th December 2023) demonstrate that the bin and cycle stores have not been provided in accordance with the approved plans as required by the condition (Elevations of Bicycle Shed 6 bay, Dwg. No 21- A109 received 21 Dec 2022, and Proposed Bin Shed, Dwg. No 21-A110).

- The applicant is reminded that the deadline to discharge this condition was 13th September 2023 and therefore you are in currently breach of this condition and should seek to address this matter as soon as possible.

Informative:
In any resubmission, the description of development needs to be clearly refer to the application reference that you wish to discharge the condition against, in this case either application PL/2022/08349 or PL/2023/07146.

Yours faithfully
Head of Development Management