CASE OFFICER'S REPORT

Application Reference:	PL/2023/09791
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	07 December 2023
Case officer:	Ruaridh O'Donoghue

Site Address:	23 Woodland Road, Patney, Devizes, SN10 3RD
Proposal:	Discharge of Condition 4 AND 8 - PL/2022/03025 - Erection of 1 detached dwelling and create new access point, parking area and turning space 23 Woodland Road, Patney, Devizes, SN103RD
Recommendation:	Approve

The application form submitted with this application is seeking to discharge conditions 4, 7, 8, 10, 11, 12 and 13 of planning application PL/2022/03025. This application proposed the erection of 1 detached dwelling and the creation of a new access point, parking area and turning space at No 23 Woodland Road in Parney near Devizes.

Condition 4: Submission of landscaping scheme

A detailed landscaping scheme has been submitted for the site which satisfies the requirements of condition 4. As such, this condition can be discharged.

Condition 7: Submission of a scheme of biodiversity enhancement

No details have been submitted in respect of this. As such, this condition cannot be discharged. Whilst a landscaping scheme has been submitted, it does not show what the current biodiversity value of the site is vs what it will be after planting. Therefore, it is not possible to tell if there will be biodiversity net gain on the site or not.

Condition 8: Implementation of landscaping scheme

This is a compliance based condition requiring the landscaping to be carried out in accordance with the approved details. It does not require details to be approved by the LPA therefore, does not need discharging. In any event, as the landscaping has not been carried out yet, this condition is yet to be complied with.

Condition 10: Access, turning and parking laid out in accordance with approved details

This is a compliance based condition requiring this part of the development to be carried out in accordance with the approved details and maintained as such thereafter. It does not require details to be submitted and approved by the LPA therefore, does not need discharging.

Condition 11: Ensuring the first 5m of access is laid in a consolidated material

This is a compliance-based condition requiring this part of the development to be laid out in a consilidated material and maintained as such thereafter. It does not require details to be submitted and approved by the LPA therefore, does not need discharging.

Condition 12: Ensuring gradient of access is no more than 1 in 15 metres

This is a compliance based condition requiring the access gradient to be no more than 1in 15 metres. It does not require details to be submitted and approved by the LPA therefore, does not need discharging.

Condition 13: Ensuring surface water from the development does not enter the highway
This is a compliance-based condition requiring the development to be constructed to avoid any surface water from draining onto the highway. It does not require details to be submitted and approved by the LPA therefore, does not need discharging.

Conclusion
After consideration of the information you have provided, we are pleased to agree that the following conditions are discharged.

Unfortunately, we are unable to discharge condition 7 as no details have been provided to show/calculate what the current biodiversity value of the site is vs. what it will be after planting. Therefore, it is not possible to tell if there will be biodiversity net gain on the site or not.

With regards to conditions 8, 10, 11, 12 and 13, these are compliance based conditions only. As they do not require details to be submitted to the Local Planning Authority and therefore, do not require formal discharging from us, they have not been considered as part of this application.

Conditions: (1)

4 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:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development (notably the roadside hedging where possible);
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities (including suitable compensatory planting if the roadside hedging has to be removed to accommodate the visibility splays across the site frontage);
- finished levels and contours;
- means of enclosure;
- car park layouts;
- all hard and soft surfacing materials;

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features as the site is located within the AONB.