Wiltshire Council

Steinbrook House Swindon Road
Kington Langley SN15 5LY

Development Services
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18 December 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/05573
Proposal:	Discharge of conditions 15 & 17 relating to 20/04524/FUL (Full planning application for the erection of a single dwelling of exceptional quality and innovative nature of design and creation of new access and associated landscaping)
Site Address	Land south of Steinbrook House, Swindon Road, Kington Langley ,Chippenham, Wiltshire

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

Following receipt of the relevant consultees, the Council can now confirm the following in respect of each condition:

Condition 15 - Methods for learning and public sharing

Prior to commencement of the development hereby permitted, details of the methods and procedures for publicly sharing the methods used and lessons learned from both the design, development and post occupation lessons, shall be submitted to and approved in writing by the Local Planning Authority. The approved document shall be made publicly available as agreed in perpetuity.

REASON: To ensure that the construction of this dwelling has opportunity to raise standards of design in rural areas.

The Learning Methods and Procedure Statement provided 29th November 2023, does not provide acceptable timings/trigger dates to enable appropriate engagement with the design, development and post occupation methods/lessons related to the scheme. **The discharge of this condition has been REFUSED at this time.**

Condition 17 - Materials

No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

I can confirm that the details of the materials and samples provided for inspection of brick, timber cladding and specification for roof material (listed below) satisfy the pre-commencement element of condition 17 and **have been found to be acceptable** and no further submission is necessary**.** The Urban Design officer raises no matters in relation to the materials provided with this application.

- Brick specifications card - Crest Building Products Grey Handmade information card received 7th July 2023.
- Brick sample provide for inspection 30th August 2023
- Timber Sample Vastern Timber Brimstone Ash Cladding Technical Specification Sheet – received 7th July 2023.
- Sample of timber material provided for inspection 30th August 2023.
- Roofing membrane system documentation Alkorplan Fleece Backed Membrane Specification Sheet and Data Sheet received 14th September 2023.

Please note that this condition may not be regarded as being fully discharged until such time as the development has been carried out in accordance with the approved details.

Yours faithfully
Head of Development Management