CASE OFFICER'S REPORT

Application Reference:	PL/2023/11104
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	21 December 2023
Case officer:	Jonathan James

Site Address:	Ox House Farm, Dunkirk Hill, Rowde, Wiltshire, SN10 2LU
Proposal:	Discharge of Condition 4 (Soft Landscaping) of PL/2023/06091 (Change of use to a mixed-use site comprising agriculture and B8 storage (including open storage) and replacement of existing areas of hardsurfacing).
Recommendation:	Approve

POLICIES

Urchfont, Wedhampton and Lydeway Neighbourhood Plan 2015 – 2026

Wiltshire Core Strategy (WCS, 2015)
• Core Policy 51 - Landscape
• Core Policy 57 – Ensuring High Quality Design and Place Shaping

National Planning Policy Framework (2023) (NPPF)

Planning Practice Guidance (PPG)

CONSULTATION RESPONSES

Town/Parish Council – N/a

REPRESENTATIONS

N/a

ASSESSMENT

The application before the Council is for the discharge of condition 4 of planning application PL/2023/06091.

Condition 4 requires “within three months of the consent hereby granted a scheme of soft landscaping shall have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
• a detailed planting specification showing all trees, plant species, supply and planting sizes and planting densities”.

The submitted landscaping scheme provides the necessary level of detail as required within the condition and the scheme submitted is considered acceptable to ensure a satisfactorily landscape scheme.

CONCLUSION

In conclusion it is considered that the submitted details are adequate to satisfy the requirements of conditions 4 of planning consent PL/2023/11219. Development shall be carried out in accordance with the approved details.

RECOMMENDATION:
Approve

I can confirm that the details submitted are considered acceptable to satisfy the requirements of condition 4 of planning consent PL/2023/11219. Please note that development must be carried out in accordance with the approved details.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.

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