Wiltshire Council

FAO Mr S Way
Durdle Door
Littledown
Shaftesbury
SP7 9HD

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email:developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

8th February 2024

Dear Mr Way,

Discharge of Condition

Application No:	PL/2023/09747
Proposal:	Discharge of conditions 3, 8 & 14 on planning application PL/2023/05034 (Variation of condition 2 (approved plans) on PL/2022/05168 to allow for design changes)
Site Address	Land North East of Dhuli Fou, The Street, West Knoyle, Warminster, BA12 6AE
On Behalf of	Mr Matthew Hirst

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

I can confirm that the details submitted in respect of the materials, ecological benefits and landscaping for the development hereby permitted satisfy the discharge of conditions 3, 8 and 14 of the above mentioned planning decision as follows:

Condition 3:

Prior to the construction of the development hereby permitted above finished DPC floor level, details of the external materials for the dwelling that shall include details of the proposed brick, roof tiles and materials to be used for the doors, windows and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the development enhances the character and appearance of the area and wider AONB.

The agreed details for condition 3 are as follows:

Materials Schedule date received 10th November 2023;
Email from agent regarding colour of the external joinery received by the Local Planning Authority dated the 8th February 2023

Condition 8:

Prior to the commencement of development hereby permitted, a Landscape Plan shall be submitted to and approved in writing by the Local Planning Authority to include:
- The location of the enhancement measures detailed in section 5.4 of the Ecological Appraisal V1 by David Leach Ecology Ltd dated November 2022;
- The additional tree planting in the eastern field as shown on approved plan DWG No: 2511/2 Site Location Plan, Proposed Block Plan and Proposed Site Layout Plan;

• An avoidance zone for works within 15 metres of the ancient woodland to the east of the site.

REASON: To ensure the long term management of the landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the development.

The agreed details for condition 8 are as follows:

DWG No: 20/11/208/LAN_01 Rev B Landscape Plan Date Received 10th November 2023;
DWG No: 2511/1B Proposed Floor Plans and Elevations with Ecological Mitigation Date Received 7th February 2024;

Conditions 6 and 15 of the planning consent PL/2023/05034 will ensure compliance with these plans.

Condition 14:

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:

(i) *location and current canopy spread of all existing trees and hedgerows on the land;*
(ii) *full details of any to be retained, together with measures for their protection in the course of development;*
(iii) *a detailed planting specification showing all plant species, supply and planting sizes and planting densities;*
(iv) *means of enclosure to include details of any fencing and gates;*
(v) *all hard and soft surfacing materials;*
(vi) *minor artefacts and structures to include refuse storage units.*

REASON: 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, to ensure a satisfactory landscaped setting for the development and the AONB

The agreed details for condition 14 are as follows:

DWG No: 20/11/208/LAN_01 Rev B Landscape Plan Date Received 10th November 2023;
DWG No: 2511/5A Proposed Bin Storage Location Plan Date Received 8th February 2024

Please ensure the development is carried out in accordance with the agreed details above.

Please note the requirements of condition 16 of planning consent PL/2023/05034 are required to be discharged by the submission of the relevant application prior to the commencement of any works on the site subject to this consent.

Yours faithfully
Head of Development Management