CASE OFFICER'S REPORT

Application Reference:	PL/2023/07779
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	05 October 2023
Case officer:	Helena Carney

Site Address:	West Winds, 72 Netherstreet, Bromham, Chippenham, SN15 2DP
Proposal:	Discharge of Conditions 4,6 and 7 on PL/2021/11715 (Demolition of bungalow and replacement with 1 detached dwelling and associated works to include change of use of land to form extended residential curtilage.)
Recommendation:	Partial Discharge of Condition(s)

POLICIES

Wiltshire Core Strategy (WCS, 2015)
• Core Policy 50: Biodiversity and Geodiversity
• Core Policy 51: Landscape
• Core Policy 58: Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

CONSULTATION RESPONSES

Town/Parish Council – N/a

REPRESENTATIONS

WC Landscape Officer: object

WC Drainage Officer: object

WC Ecologist: no objection

ASSESSMENT

The application before the Council is for the discharge of conditions 4, 6 & 7 of planning consent PL/2021/11715.

Condition 4 (Ecology):
i) Demolition works shall be carried out in full accordance with recommendations of Section 5 of the approved Protected Species Survey report (21 Apr 2021).

ii) The dwellings shall not be first occupied until bat roosting and bird nesting facilities have been incorporated in the development in accordance with details first to have been submitted to and approved in writing by the local planning authority; such details to be in accordance with the recommendations of the approved Protected Species Survey report (21 Apr 2021).

REASON: In the interests of biodiversity.

In consideration of the submitted details, the council's Ecologist is satisfied that they are sufficient to discharge this condition, commenting "I have reviewed the information submitted in support of the discharge of condition 4 in relation to biodiversity enhancement which included bird and bat box designs and locations. Assuming works are carried out as outlined within the above listed technical drawing we would not object to the discharge of this condition."

Condition 6 (Drainage):
i) Prior to commencement of construction of the new dwelling there shall have been submitted to and approved in writing by the local planning authority full details of a surface water drainage scheme and maintenance requirements to be implemented on the site in respect of all buildings and new or replacement areas of hard standing.
ii) There shall be no occupation of the development until the so-approved drainage scheme has been implemented in full.
iii) The drainage scheme shall thereafter be maintained in accordance with approved details.

REASON: In the interests of controlling flood risk and highway safety.

INFORMATIVE
For the suggested soakaways, the information to be submitted under this condition must include:
- Ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 and undertaken by a competent contractor are required to assess the feasibility of the proposed surface water drainage strategy.
- Sizing calculations, construction details and a maintenance plan.

In consideration of the submitted details, the Drainage Officer commented "Condition No 6 - Proposed Drainage Layout.pdf does not contain the information requested in the informative as mentioned above. This must be provided by the applicant before the condition can be discharged."

Condition 7 (Landscaping):
i) Prior to commencement of the development above ground floor slab level there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:
a) all hard and soft surfacing materials,
b) means of enclosure, (including details of any existing fencing to be retained),
c) a detailed planting plan and specification showing all plant species, supply and planting sizes and planting densities,
ii) All so-approved planting shall be carried out no later than the first planting and seeding season following the first occupation of either building or the substantial completion of the development whichever is the sooner.

iii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.
iv) Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
v) All hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation of the dwelling or in accordance with a programme to be agreed in writing with the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development.

In consideration of the submitted details, the Landscape Officer commented “I note the original approved plans for the parent planning application PL/2021/11715 proposed a new native hedgerow to provide the boundary treatment and means of garden enclosure and transition to adjoining countryside (east). The proposed details submitted to discharge condition 7 (detailed landscaping), now proposes the use of 'Mexican Feathergrass' for the eastern and northern garden boundary treatment which does not provide a character reinforcing boundary fronting onto open countryside to the east. I am unable to recommend that the condition should be discharged at this time. The applicant should provide a native hedgerow along the eastern garden boundary to help the plot / and garden area better assimilate with adjoining open countryside. I also note that there are no details of any of the trees proposed at the eastern end of the garden. Further details of these also need to be provided in order to discharge condition 7.”

CONCLUSION

The submitted details are considered adequate to satisfy condition 4 of planning consent PL/2021/11715.

The submitted details are insufficient to discharge conditions 6 & 7 of planning consent PL/2021/11715 and as such further details are required.

RECOMMENDATION
Approve Partial Discharge of Conditions

I can confirm that the submitted plan as listed below satisfies condition 4 of planning consent PL/2021/11715.

• Drawing No: 22-1216/2 Proposed Elevations 22-1216/2

Development shall 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.

The submitted details are insufficient to discharge conditions 6 (Drawing No: 22-1216/DL1 Proposed Drainage Layout) & 7 (Drawing No: 22-1216/LAND1 Proposed Landscaping Scheme) of planning consent PL/2021/11715 and as such further details are required.

Therefore, this discharge of condition application has been partially discharged, discharging condition 4 of planning consent PL/2021/11715 only.

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