Wiltshire Council

Living Space Housing
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02 April 2024

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/09228
Proposal:	Discharge of conditions 3, 4 & 6 of planning application PL/2023/09228 (Approval of reserved matters following Outline application 20/07334/OUT approved under Appeal ref APP/Y3940/W/21/3285428 for up to 50 dwellings, (appearance, scale, layout and landscaping)
Site Address	Lane West of Semington Road, Melksham, SN12 6DP
On Behalf of	Living Space Housing

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

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

List of conditions discharged by this request. (2)

3 No development shall commence on site above ground floor slab level until details and samples of the materials to be used for the external walls, roofs and porches have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information and the matter is required to be agreed in the interests of visual amenity and the character and appearance of the area.

6 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long-term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring the success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and

for the lifetime of the development in accordance with the approved details.

REASON: The application contained insufficient information and the matter is required to be agreed to ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

Unfortunately, we are unable to discharge condition 4. This condition requires no carriageway or footway to be surfaced until details are agreed with the Local Planning Authority. It goes on to state that said material treatment shall illustrate priority of pedestrian movement along key corridors and shall provide a contrast to adjacent carriageway areas. No contrasting material has been offered for the footways adjacent to carriageway areas i.e., black tarmac is proposed for both the carriageway and footway alike. This is not acceptable and does not meet the terms of the condition as set in full below:

No carriageway or pavement shall be surfaced until details and samples of the materials to be used for the surfacing have been submitted to and approved in writing by the Local Planning Authority. The material treatment shall illustrate priority of pedestrian movement along key corridors and shall provide a contrast to adjacent carriageway areas. Prior to the occupation of any dwelling, the footways and junction transition areas shall be completed in all respects with the approved details and maintained as such thereafter.

REASON: The application contained insufficient information and the matter is required to be agreed in the interests of visual amenity, the character and appearance of the area and to maximise the priority of sustainable modes of transport within the development in accordance with Core Strategy Policy 60 and 61.

Accordingly, this condition cannot be discharged.

Yours faithfully
Head of Development Management