Wiltshire Council

Ms Trudy Exell
c/o Agent - Atlas Planning Group
Bodenham
Salisbury
Wiltshire SP5 4EN

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4th April 2024

Dear Zoe,

Discharge of Condition

Application No:	PL/2023/10672
Proposal:	Discharge Conditions 3,6,8,9,11 and 13 on PL/2023/01310 and the partial discharge of condition 10 - Demolition of an existing dwellinghouse and associated agricultural buildings (four of which have consent for conversion into five Apart hotel units), and the erection of a replacement dwelling, 4 x holiday lets, a storage barn, vineyard, hard and soft landscaping and associated works
Site Address	Hill View, Pitton, Salisbury, SP5 1EJ
On Behalf of	Ms Trudy Exell

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

I can confirm that the details submitted for the development hereby permitted satisfy the discharge of conditions 3, 6, 8, 9, 11 and 13 of the above mentioned planning decision as stated below. I can also confirm that the details submitted satisfy the partial discharge of condition 10 of the above mentioned planning decision.

Condition 3:

No works above DPC ground floor level of the development hereby permitted shall commence until details of the external materials for the erection of the replacement dwellinghouse, 4 x holiday let units and the storage barn that shall include the timber cladding, stone walls and vertical louvres (for the replacement dwellinghouse), the stone plinth (for the holiday let units) metal clad roofing, windows, doors and rainwater goods 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: In the interests of amenity and the character/wider landscape of the area.

The agreed details for condition 3 are as follows:

Material Sample Sheet for new dwelling Date Received 06.12.23
DWG No: 22/768/P500 Proposed Storage Barn Plan Date Received 23.01.24
DWG No: 22/768/P200 Proposed 1 Bed Holiday Unit Date Received 23.01.24
DWG No: 22/768/P300 Proposed 2 Bed Holiday Unit Date Received 23.01.24
DWG No: 22/768/P400 Proposed 3 Bed Holiday Unit Date Received 23.01.24
Email from agent dated 23.01.24 regarding Doors, Windows and Rainwater goods

Condition 6:

No part of the development shall be first brought into use until full details of the passing place have been submitted to and approved in writing by the Local Planning Authority. The passing bay shall always thereafter be kept clear of obstructions and made available for the passing of vehicles.

REASON: To enable vehicles to pass/stand clear of the bridleway in the interests of highway safety.

The agreed details for condition 6 are as follows:

DWG No: 22/768/E001 Rev A Proposed Passing Place Plan Date Received 14.12.23

Condition 8:

No works above DPC ground floor level of the development hereby permitted shall commence until details of any proposed exterior lighting (that should comply with the Institute Professionals Environmental Zone E1) 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: In the interests of amenity and character/wider landscape of the area

The agreed details for condition 8 are as follows:

DWG No: 22/768/P100 Rev B Proposed Floor Plan with Lighting Detail Date Received 12.03.24
DWG No: 22/768/P003 Rev B Proposed Coloured Site Plan with Lighting Key Date Received 12.03.24

Condition 9:

Prior to the occupation of the replacement dwellinghouse and holiday let units hereby permitted, a scheme providing details and the location of the electric vehicle charging points for the replacement dwellinghouse and each holiday let unit shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

REASON: In the interests of sustainable construction and renewable energy.

The agreed details for condition 9 are as follows:

DWG No: 22/768/P002 Rev E Proposed EV Location Plan Date Received 06.12.23

Condition 10:

No development shall commence within the area indicated by the red line boundary as shown on approved plan DWG No: 22/768/E001 Site Location Plan until:

a) A written programme of archaeological investigation, which should include on-site work and off- site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: In order to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible in accordance with Paragraph 205 of the NPPF.

The agreed details for condition 10 are as follows:

Programme of Archaeological Work Report Ref: ACW1475/2/1 dated November 2023 Date Received 06.12.23

The submitted written scheme of Archaeological Investigation undertaken by AC Archaeology dated November 2023 (ref: ACW1475/2/1) has enabled the partial discharge of condition 10 of planning consent PL/2023/01310 only. Notwithstanding this, works on site can commence. To enable the full discharge of this condition, a full programme of archaeological work to be evidenced within a report is submitted to and approved in writing by the Local Planning Authority via a separate discharge of condition application.

Condition 11:

No development including demolition, ground works and removal of trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

i. Details of proposed measure that will be taken to avoid harm to wildlife, including timing of works to avoid nesting birds, pre-commencement checks for protected species including reptiles, amphibians, bats and protection of existing habitats (woodland).
ii. Quantification of biodiversity net gain provision including a plan showing the location(s), extent and type of grassland and pond habitats to enhance the site for biodiversity.
iii. Quantification of biodiversity net gain provision including a plan showing the location(s) and type(s) of feature(s) to enhance the site for bats, nesting birds, invertebrates and hedgehogs.

REASON: To avoid adverse impacts on biodiversity.

The agreed details for condition 11 are as follows:

Biodiversity Mitigation and Enhancement Strategy dated March 2024 Date Received 12.03.24
Proposed Holiday Let and Storage Barn Elevations with Ecological Mitigation Date Received 12.03.24
DWG No: 22/768/P110 Rev A Proposed North and South Elevations of New Dwelling with Ecological Mitigation Date Received 12.03.24
DWG No: 22/768/P111 Rev A Proposed East and West Elevations of New Dwelling with Ecological Mitigation Date Received 12.03.24

Condition 13:

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 hedgerow/plant species, supply and planting sizes and planting densities to include the wildflower meadow;
iv. means of enclosure including details of all new 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.

The agreed details for condition 13 are as follows:
DWG No: 394_PN_04 Rev A Soft Landscape Specification Date Received 06.12.23
DWG No: 394_PN_01 Rev E Landscaping Plan with Tree Protection Date Received 06.12.23
DWG No: 394_PN_02 Rev C Proposed Planting Plan 1 Date Received 06.12.23
DWG No: 394_PN_03 Rev C Proposed Planting Plan 2 Date Received 06.12.23

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

Yours faithfully
Head of Development Management