CASE OFFICER'S REPORT

Application Reference:	PL/2023/06079
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	15 February 2024
Case officer:	Ruaridh O'Donoghue

Site Address:	Stitchcombe Mill, Stitchcombe, Marlborough, SN8 2EU
Proposal:	Discharge of Conditions 3 and 4 on PL/2022/05507 (Extension to dwellinghouse following demolition of barn and associated works)
Recommendation:	Approve

This is an application to discharge conditions 3 and 4 of planning permission PL/2022/05507 which was for the extension to the dwellinghouse following the demolition of the barn and associated works. The site in question is Stitchcombe Mill near Mildenhall in Wiltshire.

Condition 3 - CEMP

Condition 3 required the submission of a Construction and Environmental Management Plan for approval. After revisions to this document requested by the Wiltshire Council Ecology Team, they are now in a position to accept the CEMP details. As such, this condition can be discharged.

Condition 4 - External Materials

The case officer has reviewed the external materials submitted. The choice of bricks and plain clay tiles are in keeping with the existing property and wider area, as too are the materials for the dormer and windows. As such, there is no objection to their use for this development. Accordingly, condition 3 can be discharged.

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

Conditions: (2)

3 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

A. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

B. Working method statements for protected/priority species and habitats such as those outlined in the ecology reports and any other measures for designated wildlife sites (River Kennet SSSI and Deciduous Woodland HPI), nesting birds, bats (including measures to avoid and reduce artificial light), badgers, amphibians and reptiles.

C. Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats and birds; this shouldcomprise the preconstruction/construction-related elements of strategies only.

D. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

E. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

4 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 and roofs 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: In the interests of visual amenity and the character and appearance of the area which is within the AONB.