

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08952
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	MAGPIE FARM, MARSTON HILL, MEYSEY HAMPTON, CIRENCESTER, GL7 5LG
PROPOSAL:	Discharge of Condition 2 - Replacement Planting - of PL/2025/02582 - Erection of replacement agricultural storage barn

PROPOSAL

This report has been prepared to support the application for the discharge of conditions attached to the planning permission granted for the development at Magpie Farm, Marston Hill, Meysey Hampton, GL7 5LG.

The planning permission was granted on 18th July 2025 under reference number PL/2025/02582. This application seeks to discharge the following condition(s):

Condition 2 – replacement planting

This report outlines how the conditions have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATIONS

WC Tree Officer – No objection

No objection to planting specs, subject to confirmation of the native species mix.

ASSESSMENT

Condition 2:

Within six months of the date of this planning permission details of a scheme of replacement or compensatory planting (to offset the loss of the trees and shrubs that has occurred as a result of the development) shall be submitted to and approved in writing by the local planning authority. As a minimum, the details shall include the location(s) of compensatory/replacement planting, either within the application site red line area or adjacent land under the Applicant's control, to incorporate native species trees and shrubs with the mix and planting specifications set out within the written details.

Thereafter, the site planting scheme shall be completed within the first planting season following approval of the written scheme.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

Any trees or plants (including existing trees and hedges to be retained) which, within a period of five years from first occupation of the development, 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.

REASON: To ensure that compensatory planting is secured in the interests of ensuring the development does not lead to a net loss to the habitat/biodiversity value of the site in accordance with the aims of Core Policy 50 of the Wiltshire Core Strategy and para. 187d of the National Planning Policy Framework.

Case Officer Response:

The details (received within six months of the original decision) of the submitted plans and emails confirm an acceptable mix of replacement planting will be able to be provided.

RECOMMENDATION:

To APPROVE the details required to be submitted by Condition 02 of planning permission PL/2025/02582.