

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

04 March 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/08952
Proposal:	Discharge of Condition 2 - Replacement Planting - of PL/2025/02582 - Erection of replacement agricultural storage barn
Site Address:	MAGPIE FARM, MARSTON HILL, MEYSEY HAMPTON, CIRENCESTER, GL7 5LG
On Behalf Of:	Mr Edward Robinson MAGPIE FARM, MARSTON HILL, MEYSEY HAMPTON, CIRENCESTER, GL7 5LG

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 14 November 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

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.

Details Submitted for Approval:

- Email from Applicant re: Hedge species details - 24-Feb-2026;
- Compensatory Planting Plan (Author: Edward Robinson. Dated: 05-Nov-2025);

Decision: The details submitted in relation to this condition are APPROVED.

Reason for Decision:

The Local Planning Authority is satisfied that the details of the submitted plans and emails confirm an acceptable mix of replacement planting will be able to be provided.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s). The development must now be completed in accordance with the approved details with the agreed planting implemented within the next planting season.

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.