

Development Services
Wiltshire Council
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20 April 2026

Dear Sir/Madam

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

Application No:	PL/2026/01890
Proposal:	Discharge of Condition 5 (Arboricultural) of PL/2025/06216 - Removal of existing conservatory to rear elevation and construction of replacement single storey Garden Room, alterations and associated external works/terrace areas
Site Address:	8 Lady Down View, Tisbury, Salisbury, SP3 6LL
On Behalf Of:	Tim Martin 8 LADY DOWN VIEW, TISBURY, SALISBURY, SP3 6LL

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 25 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 5:

No development, demolition works, site clearance or storage of building materials shall commence on site until there has been submitted to, and approved in writing by, the Local Planning Authority details of a scheme for the protection of the existing trees (those subject of the existing Tree Preservation Order) shown on the submitted Trees Plan. The scheme shall accord with BS5837:2012 and be prepared by an a suitably qualified arboricultural consultant. The scheme shall include all appropriate tree protection measures required before and during the course of construction (in accordance with BS5837:2012), any proposed pruning, or other work, any proposed alterations to existing ground levels and of the position of any proposed excavation that might affect the root protection area. The approved scheme shall be carried out during any demolition works and throughout the entire course of construction.

In particular, the details of a scheme for the protection of the existing trees must include 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:

- Construction Management Plan (CMP) with details of activities which have implications for trees on the site such as accessing the location of the development, the area for storage of materials, construction vehicles and machinery in connection with the proposed development.

- Tree Protection Plan conforming to British Standard BS5837:2012 with the identification of tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Details of the development's foundation design and underground services, to take account the existing trees.
- Should any proposed works rely on the changing of levels and/or impact the RPA of any tree, a detailed Arboricultural Method Statement must also be submitted to and approved in writing by the Local Planning Authority to demonstrate that the trees have been sufficiently considered during construction and that the methods proposed are appropriate in that they do not cause significant damage to the roots, thereby affecting their longevity and amenity value.
- Confirmation that no fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

REASON: The mature trees on the existing site are subject of a Tree Preservation Order and the application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in order that the Local Planning Authority may be satisfied that the trees to be retained on the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990. In the interest of protecting existing trees

Details Submitted:

Arboricultural Method Statement Received: 18 Mar 2026

Decision:

The submitted information, detailed above, is considered to satisfy the requirements of Condition 5 of PL/2025/06216 and therefore this condition is hereby discharged.

Reason for Decision:

Wiltshire Council's Arboricultural Officer has been consulted and has assessed the submitted information. They have confirmed that the condition can be discharged.

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).

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.