

DISCHARGE OF CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04036
APPLICATION TYPE:	Approval of details reserved by a condition
SITE ADDRESS:	The Derry, Ashton Keynes, Wiltshire, SN6 6PW
DEVELOPMENT DESCRIPTION:	Partial discharge of condition 4 (hard and soft landscaping) of PL/2025/07049
RECOMMENDATION:	Approve

The application seeks the partial discharge of condition 4 (hard and soft landscaping) of planning permission PL/2025/07049.

After careful consideration, the following decision has been made:

Condition submitted for consideration:

Condition 4 of planning permission PL/2025/07049 requires as follows:

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 :-

- location and current canopy spread of all existing trees and hedgerows on the land*
- full details of any to be retained, together with measures for their protection in the course of development*
- a detailed planting specification showing all plant species, supply and planting*
- sizes and planting densities*
- finished levels and contours*
- means of enclosure*
- other vehicle and pedestrian access and circulation areas*
- all hard and soft surfacing materials;*
- details and location of a minimum of two water butt*

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner;

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 which, within a period of five years, 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: 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, to ensure a

satisfactory landscaped setting for the development and the protection of existing important landscape features

Details submitted for Approval:

KCC2928/16 06/26cb – Landscaping Plan received 26.06.26
Discharge of Condition 4 Written Statement received 26.06.26

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

Reason for Decision:

Given that this submission relates to a partial discharge of this condition, the relevant sections are each discussed in the subsections below.

- *Location and current canopy spread of all existing trees and hedgerows on the land*

There are no trees or hedgerows within the red line boundary of the proposed development. Fronting the main road to the north of the site is a band of mature and dense trees within the Ashton Keynes Conservation Area, with further trees to the east and west of the application site within the wider holding. The distance between the application site to these tree's is sufficient, and it is considered that the development would not result in impact to their locations and canopy spreads.

- *Full details of any to be retained, together with measures for protection in the course of development*

It is stated that all existing vegetation is to be retained on the site. As an additional measure to protect the canopy spreads of the tree's surrounding the site, temporary Heras-style metal fencing will be positioned at the edge of canopy spreads of the surrounding trees to afford protection to the tree's, also preventing construction vehicles from interfering with or damaging the canopies.

- *Detailed planting specification showing all plant species, supply and planting and sizes and planting densities*

The submitted landscape plan KCC2928/16 illustrates that a proposed Hornbeam hedge is to be planted to the external north, east and partially to the south boundaries of the development. Given it is a deciduous hedge, the Hornbeam would provide year-round coverage and afford a degree of screening to the site, whilst also further establishing the residential curtilage of the development and enabling the clear separation and division from the paddock land to the rear of the site. Whilst there is a small gap within the hedge fronting the north elevation of the dwelling, this is stated as for aesthetic reasons yet also enables access to the rear door to the new dwelling.

- *Finished levels and contours*

The approved elevations on plan KCC2928/14 submitted under the original permission PL/2025/07049 illustrated the contours of the site, however the submitted Statement confirms that the finished floor level at its lowest point would be 83.75 m AOD.

- *Means of enclosure*

The submitted landscape plan KCC2928/16 also illustrates the location of proposed Sussex-style fencing to the west boundary and partially to the southern boundary adjacent to the Hornbeam hedging. Sussex-style fencing offers a more traditional appearance than other types of more industrial type boundary fencing, reducing its visual presence within the landscape and is considered to sympathise and align with the rural setting of the application site and surrounding area, whilst still enabling a form of boundary treatment to establish the full extent of the residential curtilage and enabling the clear separation and division from the paddock land to the rear of the site.

- *All hard and soft surfacing materials*

The drive and parking/turning area are proposed to be finished in Cotswold Stone chippings or similar local gravels. Additionally, the wraparound patio area would be finished in Cotswold patio slabs. The Landscaping Plan KCC2928/16 confirms where the driveway, car parking and turning areas would be located within the curtilage, as well as the extent of the laid patio area. Collectively, these materials are considered acceptable within this location and would not result in unacceptable visual impact.

- *Details and location of a minimum of two water butts*

The Landscaping Plan confirms that two water butts would be positioned to the north and south elevations of the new dwelling, owing to issues being identified during the application process relating to the potential of ground water flooding to the site. Two 1000+ litre SUDs planters are proposed which function the same way as a traditional water butt to allow the storage of rainwater, yet remain attractive with their appearance softened with the planting area above the water storage tank, whilst a slow release exit is located at the bottom of the tank. Whilst Wiltshire Council Drainage Officers were consulted on the application, no comments have been received. However despite this, the details provided are still considered acceptable and address the site specific circumstances relating to ground water flooding.

Conclusion:

The application site is located along The Derry, which is within the Ashton Keynes Conservation Area. Given the nature and requirements of condition 4, on this occasion the Wiltshire Council Conservation Officer was not consulted on these proposals. The proposed hard and soft landscaping to the site is simplistic in its arrangement and form, however it is considered that the details provided, including the means of enclosure, would not result in unacceptable visual impact to the application site and the wider Conservation Area and would sympathise with the overarching character of the area. Whilst the application site is located in proximity to the main road, a degree of screening is afforded by the dense and mature tree's lining the road and to the east and western boundaries of the main holding. Furthermore, the submission confirms the measures that will be taken to protect the canopies of tree's adjacent to the application site, as well as the type of planting proposed to the site boundary which would establish the residential curtilage of the dwelling amongst the wider holding. The type and positioning of water butts are also deemed acceptable within this vicinity, addressing the potential for ground water flooding.

Therefore it is considered that the details provided are of an appropriate design and materials to be considered acceptable and sympathetic to the application site, helping preserve the character and appearance of its setting within the Ashton Keynes Conservation Area and for that reason, the pre-commencement requirements of condition 4 have been partially addressed with no further submission necessary. However, please be aware that condition 04 may only be regarded as

being fully discharged upon the submission and approval of all requirements within condition 04 and upon the development being carried out in accordance with the approved details.