

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04656
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Somerhill House, Little Somerford, Chippenham, SN15 5BH
PROPOSAL:	Discharge of Conditions 4 (Finish of Southern Facing Retaining Wall) & Condition 5 (Arboricultural Method Statement) of Planning Application PL/2025/07562

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 SOMERHILL HOUSE, LITTLE SOMERFORD, CHIPPENHAM, SN15 5BH. The planning permission was granted on 05 June 2026 under reference number PL/2025/07562. This application seeks to discharge the following condition(s):

4 Within 3 months of the date of this permission the southern facing retaining wall shall be rendered and painted in accordance with details first submitted to and approved in writing by the Local Planning Authority. The wall shall be retained in accordance with the approved details thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

5 Notwithstanding the approved plans, no further development shall take place on site in respect of the development hereby permitted, including demolition, site clearance, further works to the wall and implementation of the approved landscaping scheme until an Arboricultural Method Statement (AMS) including Tree Protection Plan prepared by an arboricultural consultant providing comprehensive details of all works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order to protect existing trees and conserve landscape character

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

CONSULTATION

Arboricultural Officer – No objection

ASSESSMENT

The following information has been submitted in support of the application;

- Arboricultural Method Statement – New Retaining Wall by Tim Pursey
- DWG Project 4384 Stage 3 Planning discharge retaining wall detail in Weathershield Smooth Masonry Paint Colour code 20YY74055

The AMS sets out clearly the necessary protections for the trees on site and details of all works in relation to trees onsite. The Councils' Arboricultural Officer has been consulted and is satisfied with the document produced.

The details of the proposed masonry paint and annotated photographs are considered acceptable and sufficient information has been provided to discharge the condition.

RECOMMENDATION:

To discharge conditions 4 & 5