

Thursday 7th October 2021

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Dear Sir/Madam

Discharge of Condition Application

Dutch Barn Adjacent to Coopers Cottage, Laverley, West Pennard, Glastonbury, BA6 8NE

Please find enclosed an application to discharge Conditions 3, 4, 5 and 6 attached to Planning Permission reference 2017/2291/FUL.

Planning permission reference 2017/2291/FUL granted consent for the change of use of an agricultural building to two dwellings. The applicant began work on the build last year but has realised that three of the pre-commencement conditions have not been discharged and these relate to materials, landscaping and boundary treatments.

As we believe these conditions do not run to the heart of the application, we are therefore now seeking approval for these conditions. This position was presented to Mendip District Council and we were advised to proceed with the application.

Condition 3

Condition 3 attached to the permission states:

"No development shall take place until details of the proposed cladding materials, relating to the walls, balconies, and roofs of the proposal hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details."

Enclosed with this application is a schedule of the proposed materials that will be used and reflect those noted on the approved plans Proposed Elevations BR-04.

Condition 4

Condition 4 attached to the permission states:

"No development shall take place until details of all proposed hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion 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."

Enclosed within this application is a Landscape Plan which shows the proposed hard and soft landscaping areas within the vicinity of the approved development. The site already includes a large area of landscaped lawn which will be used as residential garden for the two dwellings. This lawn is bounded on the southern and northern sides by well established conifers.

An area of patio is proposed along the southern side of the dwellings, which leads up to the existing lawn to the rear. The existing hardstanding to the north of the building will be retained for parking.

Condition 5

Condition 5 attached to the permission states:

"Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority. Once provided, the agreed storage arrangements shall be retained for the life of the development."

Bins will be stored adjacent to each dwelling and brought down to the front gate on collection days. The storage area for collection days has been shown on the submitted Landscape Plan.

Condition 6

Condition 6 attached to the permission states:

"Prior to the commencement of the development hereby approved, details of proposed boundary treatment, including details of all boundary treatment to be retained and that to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details and the boundary treatment retained thereafter."

The proposed boundary treatments are shown on the submitted Landscaping Plan. The existing boundary fencing along the north and north eastern boundaries will be retained so as to provide an open farmland view from the two dwellings. All other existing boundary treatments will also be retained.

A new post and rail fence will be introduced to separate the plots within the garden area.

We trust that the enclosed information will allow Conditions 3, 4, 5 and 6 to be discharged. Should however you require anything further please do not hesitate to contact me in due course.

Yours sincerely



Hannah McLaughlin MRTPI

Encs: Materials Schedule
 Curved Roof Detail
 Landscaping Plan

Batcheller
Monkhouse