

Our Ref: AS

18<sup>th</sup> January 2024

East Planning Team  
East Devon District Council



Via electronic submission

Dear Sir/Madam

DISCHARGE OF CONDITIONS ATTACHED TO APPLICATION 21/1798/FUL AT STAGS COLLECTION CENTRE, LAND ON THE EAST SIDE OF TOWER ROAD, OFFWELL, HONITON

This discharge of condition application seeks to discharge conditions 4,5,6, 7 and 8 attached to the above consent and the following information is submitted to address the requirements set out in the relevant conditions.

- Drawing P02 P14 – Plan detailing surface treatment within the site - Stags
- Drawing P05 P5 – Drainage details plan - Stags
- Drawing P06 P1 – Passing bay details - Stags
- Drawing P07 P1 – Landscaping plan -Stags
- Landscape Specification and Planting Methods Statement – Anne Priscott Associates
- Supplementary Landscape Plan – Anne Priscott Associates/Stags
- Ecology Survey – South West Ecology

#### Condition 4

The use of the site as a livestock collection centre shall not commence until the 2 no. passing bays on the approach road to the site, as identified on approved drawing no. P02 rev.P13, have been provided and made available for use in accordance with a scheme for their delivery and ongoing maintenance that has previously been submitted to and approved in writing by the Local Planning Authority in association with the County Highways Authority. Such a scheme shall include details of:

- The construction and finished surfacing of the passing bays;
- Drainage details;
- The long term maintenance of the bays;
- Provision for the translocation, or replacement, at back edge of the proposed passing spaces, of the existing sections of hedgebanks affected by the construction of the passing bays to ensure a continuation of the existing roadside hedgebank; Once completed the passing bays and adjoining sections of hedgebank shall thereafter be retained and maintained for that purpose.

Drawings P06 P1 – Passing bay details and P07 P1 – Landscaping pan provide the details required under condition 4. With regard to longer term maintenance for as long as the site operates as a livestock collection

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centre the passing bays will be inspected on an annual basis and any maintenance and any making good carried out with like for like materials. Drainage will be subject to a biannual inspection and clearance as required.

#### Condition 5

The use of the site as a livestock collection centre shall not commence until the vehicle circulation route around the outside of the livestock building, as identified on approved drawing no. P02 rev.P13, has been constructed and surfaced in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority in association with the County Highways Authority. Once completed the circulation route shall thereafter be retained and maintained, in accordance with the approved details.

Drawing P02 P14 – Plan detailing surface treatment within the site provides the details required under condition 5.

#### Condition 6

No development shall take place in relation to hedgerow removal until an ecological assessment report, of the section of hedgebanks affected by the construction of the passing bays and access improvements has been carried out, by a suitably qualified person and the findings and recommendations of such an assessment (including any 21/1798/FUL Page 3 necessary mitigation measures, together with a timetable for their implementation and monitoring) has been submitted to and approved in writing by the Local Planning Authority. Development shall then proceed in accordance with the approved details.

The Ecology Survey conducted by South West Ecology in conjunction with Drawing P07 P1 – Landscaping plan provides the information required to address condition 6.

#### Condition 7

No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include:

- Confirmation of whether replacement hedgebanks or translocation of existing Hedgebanks are proposed adjoining the approved passing bays;
- Where new sections of hedgebank are to be provided typical cross-section details of these showing how the new sections would tie in with and match the adjoining retained sections of hedgebank, as well as details of planting layout, species mix, plant size and numbers;
- Where translocation of existing hedgebanks is proposed details of the means of achieving this to ensure the repositioned hedgebank would tie in with and match the adjoining retained sections of hedgebank;
- Details (including species mix, layout, number and size of plants) of other areas of hedge planting/hedgebank creation around the northwest, northeast and southeast site boundaries as indicatively shown on the approved site plan P02 rev P13.
- Details of a minimum 1 metre wide grass verge to the site side of existing and proposed boundary hedges
- Details of post and wire stock-proof fence to new sections of hedge planting
- Specification to cover ground preparation, planting, 5 year establishment maintenance programme and 10 year hedgerow management plan.
- Details of any external lighting proposed (including location, type and hours of operation).
- Details of any signage proposed in relation to the use of the site hereby proposed.

With the exception of the hedgebanks adjoining the proposed passing bays, which shall be completed and planted up prior to the initial use of the site for the purposes hereby approved, the landscaping of the site shall be completed no later than the first planting season following commencement and shall be maintained in accordance with approved details. Any planting or grass areas which fail within five years of completion of planting works shall be replaced with plants of similar size and species in the next planting season

Drawing P07 P1 – Landscaping plan in conjunction with the Landscape Specification and Planting Methods Statement – Anne Priscott Associates and the Supplementary Landscape Plan – Anne Priscott Associates/Stags provides the information required to address condition 6.

## Condition 8

*Notwithstanding the details provided on the Drainage Strategy plan drawing P05 rev. P3 and prior to commencement of development, other than that related to the provision of 21/1798/FUL the passing bays, further details of the surface water drainage strategy and methods of attenuating surface water run-off, to mimic greenfield run-off rates, shall be submitted to the local planning authority for their written approval. Development shall then proceed in accordance with details as agreed.*

Drawing P05 P5 – Drainage details plan provides the details necessary to discharge condition 8.

We trust that the information provided is sufficient to discharge conditions 4,5,6, 7 and 8 but should the Council require more information then this will be provided as appropriate.

Yours faithfully



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