The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/08087

Decision Date: 29/08/2025

Applicant:	Wiltshire Leisure Village Ltd c/o Agent
Particulars of Development:	Variation to layout and provision of alternative house type , new bungalow and septic tank in respect of Phase 2 as approved in planning application reference: 18/04544/VAR (an amendment pursuant to planning permission 08/00706/FUL)
At:	WIltshire Leisure Village, WIltshire Crescent, Vastern, Royal Wootton Bassett, SN4 7PB

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to compliance with the following conditions:

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing No. PL 200 Rev A: H2 Bungalow – Ground Floor Plan, dated Jun ’25;

Drawing No. PL 201 Rev A: H2 Bungalow – First Floor Plan, dated Jun ’25;

Drawing No. PL 202 Rev A: H2 Bungalow – Roof Plan, dated Jun ’25;

Drawing No. PL 203 Rev A: H2 Bungalow – Front and Side Elevation, dated Jun ’25;

Drawing No. PL 204 Rev A: H2 Bungalow – Rear and Side Elevation, dated Jun ’25; and

Drawing No. PL 204 Rev A: H2 Bungalow – Perspectives, dated Jun ’25;

all above received 19 June 2025.

Drawing No. 1417-002 Rev P4: Northern Bund - Landscape Plan, dated 21.06.2024;

Document Ref. 1417-002 Rev P4: Outline Specification for Soft Landscape Works and Plant Schedules, dated 21.06.2024;

Drawing No. PL 300 Rev A: Flats – Ground Floor Plan, dated 19/06/24;

Drawing No. PL 301 Rev A: Flats – First Floor Plan, dated 19/06/24;

Drawing No. PL 302 Rev A: Flats – Roof Plan, dated 19/06/24;

Drawing No. PL 303 Rev A: Flats – Elevations 1 and 2, dated 19/06/24;

Drawing No. PL 304 Rev A: Flats – Elevations 3 and 4, dated 19/06/24;

Drawing No. PL 305 Rev A: Flats – Perspectives, dated 19/06/24;

Report Ref: 2356-EcIA-RP: Ecological Impact Assessment, dated 19 June 2024;

all above received 23 July 2024.

Drawing No. PL01 Rev A: Site Location Plan, dated Oct ’23;

Drawing No. PL10 Rev A: Block Plan, dated Oct ’23;

both received 05 October 2023.

Drawing No. PL11: Site Plan – West, dated Jul ’23;

Drawing No. PL100: H1 House – Floor Plans, dated Mar ’23;

Drawing No. PL101: H1 House – Roof Plan, dated Mar ’23;

Drawing No. PL102: H1 House – Elevations 1 to 4, dated Mar ’23;

Drawing No. PL103: H1 House – Perspectives, dated Mar ’23;

Drawing No. PL13: Section Through Boundary, dated Jul ’23;

Wastewater Specification – Marsh Ultra: Polylok by Marsh Civils;

all above received 20 September 2023.

REASON: For the avoidance of doubt and in the interests of proper planning.

2 Each unit of the development hereby permitted shall be occupied only as either:

a) Tourist accommodation, which is not the occupier/s' primary place of residence; or

b) By persons aged 55 or over who are not in any paid employment;

c) By persons living as part of a single household with persons falling into (b) above; or

d) By persons who were living as part of a single household with persons falling into (b) above, who have since died.

REASON: To ensure that the development is only occupied as tourist accommodation or retirement accommodation for people aged 55 and over, and not for unrestricted permanent residential accommodation, which would not normally be permitted in countryside locations such as this.

3 No unit of accommodation hereby approved shall be first occupied until the names and main home addresses of the occupiers of each unit have been entered into an up-to-date register and the register has been submitted to and approved in writing by the local planning authority. The register shall, thereafter: be maintained in accordance with the details in the applicant's Occupancy Monitoring Statement (OMS) dated 21st August 2014 and; made available to the Local Planning Authority following a written request in accordance with the provisions set out within the OMS.

REASON: To ensure that the development is only occupied as tourist accommodation or retirement accommodation for people aged 55 and over, and not for unrestricted permanent residential accommodation, which would not normally be permitted in countryside locations such as this.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls or other means of enclosure (other than those shown on the approved plans) shall be erected anywhere within the application site and no external alterations or extensions shall be carried out to the buildings hereby approved without the prior written consent of the local planning authority.

REASON: To safeguard the character and appearance of the area.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

6 The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow that person to observe the excavations and record items of interest and finds.

REASON: To ensure that the development is undertaken in an acceptable manner, to safeguard the site of archaeological interest.

7 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: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8 The development shall be carried out in accordance with the following details of materials:

- Timber frame constructions;
- White plastic fascia and soffits;
- Redland mini Stonewold concrete tiles (brown); and

- Timber shiplap cladding painted with Demedeck paint – colour Tarpaulin grey (ref 7010 – dark grey) or as otherwise agreed in writing by the local planning authority.

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

9 Prior to the use or occupation of any building hereby permitted, all external joinery shall be painted in a finish to be submitted to and approved in writing by the local planning authority and thereafter retained unless otherwise agreed by the local planning authority.

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

10 No unit of accommodation numbered between 5 and 12 and shaded red on the approved Site Plan – West (Drawing No. PL11) until the layout and construction of the areas for parking of vehicles relating to that unit and means of access thereto have been implemented as approved prior to the unless otherwise agreed in writing by the local planning authority. Such areas shall thereafter be maintained free from obstruction and kept available for the parking and turning of vehicles and accessible at all times.

REASON: In the interests of highway safety.

11 The development hereby permitted shall not proceed other than in accordance with the avoidance, mitigation and compensation recommendations set out at Section 5 of the Ecological Impact Assessment hereby approved, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the ecological impacts of the development are managed appropriately, including in the construction phase of the development.

12 No unit of accommodation numbered between 5 and 12 and shaded red on the approved Site Plan – West (Drawing No. PL11) shall be occupied until the enhancement measures identified at Section 6 of the Ecological Impact Assessment hereby approved and shown on the approved plans, with particular attention to the Landscape Proposals set out at Drawing No. 1417-002 Rev P3 within the Ecological Impact Assessment, have been carried out in full. The enhancement measures shall be maintained intact at all times thereafter.

REASON: To ensure that the proposed biodiversity enhancements in line with the approved plans, in line with Core Policy 50 of the Wiltshire Core Strategy.

Informative

13 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

14 This permission shall be read in conjunction with an Undertaking made under Section 106 of the Town and Country Planning Act, 1990 and dated the 29 April 2015 and the Deed of Variation entitled the Fourt Supplemental Agreement dated 28 August 2025.

Nic Thomas **- Director of Planning, Economy and Regeneration**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk