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F.A.O: The Chief Planning Officer
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Our Ref: 3277

9th December 2025

Dear Sir / Madam,

**RE: SIR AUDLEY ARMS, 24 AUDLEY ROAD, CHIPPENHAM, SN14 0DY.
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION FOLLOWING CONSENT
PL/2024/11526 (CHANGE OF USE OF EXISTING PUBLIC HOUSE (SUI GENERIS) TO FIVE ONE
BEDROOM AND THREE TWO BEDROOM APARTMENTS (USE CLASS C3), UTILISING THE EXISTING
ACCESS OFF AUDLEY ROAD, WITH ASSOCIATED WORKS, PARKING AND HARD AND SOFT
LANDSCAPING).**

On behalf of the applicant, please find enclosed our application for approval of details reserved by condition.

Our application consists of the following documentation to satisfy the conditions as listed below:

- Application Form duly completed.
- Application fee to the value of £298.00 – ***Applicant to pay upon receipt of reference number / payment details.***

Condition 1 states:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Noted.

Condition 2 states:

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

*Plan as received by the LPA 25/04/25:
Proposed Site Plan 23 – 3468 – 150 P9.*

*Plan as received by the LPA 17/04/25:
Proposed Floor Plans 23 – 3468 – 151 P5.
Plan as received by the LPA 17/03/25:
Proposed Elevations 23 – 3468 – 152 P5.*

*Document as received by the LPA 03/02/25:
Protected Species Report & BNG Assessment dated 27th January 2025.*

*Plans and Document as received by the LPA 30/01/25:
Location and Block Plans 23 – 3468 – 155 P3.
Arboricultural Method Statement dated 29th January 2025.*

Noted.

Condition 3 states:

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Details of external lighting are shown on drg. no. 3277-701 – Landscaping, External Works and Enclosures Plan.

Condition 4 states:

Before Apartment 8 hereby permitted is first occupied, the two new larger windows in the north elevation that serve bedroom 1 and a hallway, shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be maintained with obscure glazing in perpetuity.

Noted.

Condition 5 states:

No part of the development shall be occupied until a detailed 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 trees and hedgerows to be retained, together with measures for their protection in the course of development;*
- *a detailed planting plan and specification showing all plant species, supply and planting sizes, and planting densities along with means of temporary support;*
- *finished levels and contours;*

- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.

Please refer to drg. no. 3277-701 – Landscaping, External Works and Enclosures Plan.

Condition 6 states:

No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres to the right and left from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600 mm above the level of the adjacent carriageway.

Noted.

Condition 7 states:

No building or use hereby permitted shall be occupied until pedestrian visibility splays of 2 metres x 2 metres to the rear of the footway, shall be provided at the proposed access (or drive). Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6 metres to the rear of the footway which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Noted.

Condition 8 states:

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 flats 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.

Noted.

INFORMATIVE 7:

Please find enclosed the following documents, as required by Informative 7: -

- Biodiversity Gain Plan (Dated 07/12/2025).
- Habitat Management and Monitoring Plan (Dated 07/12/2025, Version A) – Prepared by BlueJay Ecology Ltd.
- The Statutory Biodiversity Metric Calculation Tool.
- Ecology and BNG Assessment (Kingdom Ecology, 2025).

We trust our application is considered acceptable and can be registered at your earliest opportunity.

Yours faithfully,

Ian Sullivan

c.c. Mr S. Field - Lillyanne Holdings 2 Limited