

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08661
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Land off Shop Lane, Wingfield, Wiltshire, BA14 9LN
PROPOSAL:	Discharge of condition 7a (Details of foul and surface water disposal), 7b (hard and soft landscaping details) and 7c (Details of all external lighting) of PL/2021/08565 (approved at appeal APP/Y3940/W/22/3293386) - Change of use to private Gypsy site for 1 pitch to consist of a mobile home, touring caravan and day room

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 Land off Shop Lane, Wingfield, Wiltshire, BA14 9LN. The planning permission was granted on 18 January 2022 under reference number PL/2021/08565. This application seeks to discharge the following condition:

Within 3 months of the date of this decision a scheme for the development of the site shall be submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation. The scheme shall include:

- a) Details of foul and surface water disposal;***
- b) Details of all hard and soft landscaping including details of all new tree, hedge and shrub planting and all hard and soft surfacing materials; and***
- c) Details of all external lighting. The development shall be implemented in accordance with the approved scheme.***

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

CONSULTATION

Drainage Team: Additional information requested (Note - see response from agent dated 24/11/25 where this additional information was provided)

Arboricultural Officer: No objection

Ecology Officer: No comments received

ASSESSMENT

A) Details of foul and surface water disposal

The application is accompanied by –

- Drawing DS1203 – Shallow Dig Septic Tank
- Septic Tank performance condition
- Shallow Dig Septic Tanks Installation & Maintenance Guidelines
- Email dated 24/11/25 providing details of General Binding Rules (additional drainage details)
- Covering letter dated 17/9/25 (includes site layout plan detailing location of septic tank and drainage field)

Foul waste will be managed using a Kingspan 5700 litre Shallow Dig Septic Tank. Surface water – all surfaces are to be permeable including use of gravel/aggregate as detailed in the covering letter.

The council's drainage team requested additional information demonstrating that the proposed discharge from package treatment plant is in full compliance with the General Binding Rules (for discharge to a drainage field). This information was provided by the applicant's agent dated 24/11/25.

As such it is considered sufficient details have been submitted to discharge criteria A.

B) Details of all hard and soft landscaping including details of all new tree, hedge and shrub planting and all hard and soft surfacing materials

The application was accompanied by –

- Covering letter dated 17/9/25 (includes site layout plan detailing hard and soft landscaping)

The site benefits from existing areas of hardstanding. To ensure the permeability of the hardstanding, the base will comprise of Marshalls Piora Aggregate (or equivalent product) as the sub-base material. The aggregate will be laid, with a membrane on top and finished with 10-16mm gravel.

Proposed soft landscaping includes details of new hedge planting and species mix.

Details of hard and soft landscaping are considered acceptable.

C) Details of all external lighting. The development shall be implemented in accordance with the approved scheme.

The application was accompanied by –

- Covering letter dated 17/9/25 (includes site layout plan detailing location of external lights and lighting specifications)

- Lighting product specifications (Walle™ PIR IP44 Down Wall Light and MASTER LEDspot ExpertColor MV)

The site is limited in size, and the proposed external lighting is considered acceptable for one gypsy/ traveller pitch.

RECOMMENDATION:

To discharge condition 7 parts a), b) and c).