

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08928
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	13 High Street, Corsham, SN13 0ET
PROPOSAL:	Discharge of Conditions 5 (Car Parking), 7 (Management Plan), 8 (Use of Outdoors Areas) and 9 (External Lighting) of PL/2022/09459

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 13 High Street, Corsham, SN13 0ET. The planning permission was granted on 26 March 2024 under reference number PL/2022/09459. This application seeks to discharge the following condition(s):

Condition 5: Parking Spaces and EV Charging Points

Condition 7: Outdoor Area Management Plan

Condition 8: Outdoor Timing Restriction

Condition 9: External Lighting Strategy

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

CONSULTATION

Given the nature and scope of the above Conditions, the Council's Highway, Ecology, Conservation and Public Protection Officers have been consulted on this Discharge of Condition application. None of these Officers raised any objections or concerns regarding the submitted details, in each case confirming acceptability.

ASSESSMENT

Condition 5:

"No building or use hereby permitted shall be occupied or use commenced until details of the total number of car parking spaces, the number/type/location/means of operation and a programme for the installation and maintenance of Electric Vehicle Charging Points and points of passive provision for the integration of future charging points has been submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works. The Electric Vehicle Charging Points as approved shall be installed prior to occupation and retained in that form thereafter for the lifetime of the development."

Reason: To promote sustainable travel, aid in the reduction of air pollution levels and help mitigate climate change."

Submitted Details:

- Supporting Statement
- External Lighting & EV Charging Layout Drawing No J7165-MXF-ZZ-00-DR-E-31100-P05
- EV Charger Schedule
- EV Charger and lighting post detail

Case Officer Response:

The submitted details (including the Supporting Statement) provide suitable clarity regarding the provision of these features, which are considered to be appropriate and adequate to discharge this Condition.

Condition 7:

“Prior to occupation or use of any outdoor area, a Management Plan detailing the use, operation and management of the outdoor areas, including details as to how the restaurant garden and non-social gardens are to be used and how any prolonged ‘raised voices’ will be managed, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the retention of appropriate living conditions for occupiers of nearby residential properties.”

Submitted Details:

- Supporting Statement
- Corsham House - Management Plan for the Use and Operation of External Areas, November 2025

Case Officer Response:

The need for this condition arises largely to ensure appropriate amenity for neighbouring occupiers. The submitted document confirms how the outdoor areas will be appropriately managed and the relevant timings of use and activity. On the basis of the submitted details set out in the Management Plan, the Public Protection Officer has confirmed no objection to these details.

Condition 8:

“The use of the outdoor areas hereby permitted shall cease by 22:30 at the latest on every day of the week (without exception) unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that an appropriate level of amenity is achieved in the surrounding environment in the interests of the amenity of the area.”

Submitted Details:

- Supporting Statement
- [Corsham House - Management Plan for the Use and Operation of External Areas, November 2025]

Case Officer Response:

This is a restrictive / compliance Condition and as such there is no formal requirement for discharge. It is noted that the submitted details comply with this requirement and it remains

the case that the owner / manager / occupier must comply with the requirements of this Condition.

Condition 9:

“Notwithstanding the submitted External Lighting Strategy, 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 submitted details will demonstrate how the proposed lighting will ensure light pollution will be reduced compared to the existing situation.

REASON: To avoid illumination of habitat used by bats.”

Submitted Details:

- Supporting Statement
- Corsham House External Lighting Information Rev 2
- External Lighting & EV Charging Layout, Drawing No J7165-MXF-ZZ-00-DR-E-31100 - P05, showing all external lighting locations and schedule references.
- Light Fittings Schedule including proposed external light fittings (all prefixed EX and EL3X). Drawing No J7165-MXF-XX-XX-SH-E-30000 -P06
- SA97 300 EL East (High St) and West elevations_ proposed external lighting
- SA97 302 EL Approach from Post Office Lane service yard and car park _site sections1-1 and 2-2_proposed external lighting
- SA97 304 EL South elevation and section5-5/north elevation _ proposed external lighting
- Windsor Street Lantern datasheet
- Chelsea Overhead Arm Lantern datasheet

Case Officer Response:

These details have in part (the lanterns) been considered under planning permission PL/2025/07133 (Condition 5) and 6 and 7 on related listed building consent PL/2022/09717 (lanterns, awnings, hanging signs), and considered acceptable. The Conservation Officer had previously confirmed acceptability of the design of those light fittings; this submission does however include additional details, and the need and objective of the Condition to ensure appropriate lighting levels largely for ecological reasons. In this case, both the Conservation and Ecology Officers have confirmed acceptability of the submitted details and there is no reason not to agree with those conclusions.

RECOMMENDATION:

To discharge conditions 5, 7 and 9 (formal discharge of Condition 8 is not necessary).