

Development Services
Wiltshire Council
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23 January 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/08928
Proposal:	Discharge of Conditions 5 (Car Parking), 7 (Management Plan), 8 (Use of Outdoors Areas) and 9 (External Lighting) of PL/2022/09459
Site Address:	13 High Street, Corsham, SN13 0ET
On Behalf Of:	Martingate Corsham Ltd The Stables Studio, The Spring, Market Lavington, Wiltshire, United Kingdom, SN10 4EB

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 11 November 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

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.

Details Submitted for Approval:

- 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

Decision: The details submitted in relation to this condition are approved.

Reason for Decision:

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.

Details Submitted for Approval:

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

Decision: The details submitted in relation to this condition are approved

Reason for Decision:

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 the an appropriate level of amenity is achieved in the surrounding environment in the interests of the amenity of the area.

Details Submitted for Approval:

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

Decision: The details submitted in relation to this condition are [noted]

Reason for Decision:

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.

Details Submitted for Approval:

- 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

Decision: The details submitted in relation to this condition are approved

Reason for Decision:

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.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.