

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09360
APPLICATION TYPE:	Discharge of Condition
SITE ADDRESS:	The Anchorage, Nables Farm, Scotland Hill, Upper Seagry, SN15 5HB
DEVELOPMENT DESCRIPTION:	Discharge of conditions 3 cycle parking, 4 parking, 5 site layout plan (dwelling and potential agricultural odour sources) and 6 site layout plan (dwelling and agricultural buildings) of planning application PL/2025/04856 (Change of Use from Holiday Accommodation to Independent Dwelling)
RECOMMENDATION:	Conditions 3, 4, 5 and 6 of PL/2024/04856 be DISCHARGED

REASON FOR APPLICATION

Application PL/2025/04856, *Change of Use from Holiday Accommodation to Independent Dwelling*, was approved on 17.11.2025

Conditions 3, 4, 5 and 6 require submission and approval of further detail prior to occupation of the dwelling.

This application is requesting discharge of conditions 3, 4, 5 and 6. The application was registered as valid by the Local Planning Authority on 27.11.2025.

RELEVANT CONDITIONS OF PL/2025/04856

Condition 3 states:

The dwelling hereby approved shall not be occupied until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter. Applicant: Mr Andrew Jackson c/o LPC (Trull) Ltd, Trull, Tetbury, Glos, GL8 8SQ Particulars of Development: Change of Use from Holiday Accommodation to Independent Dwelling At: The Anchorage, Nables Farm, Scotland Hill, Upper Seagry, SN15 5HB REASON: To ensure that satisfactory

facilities for the parking of cycles are provided and to encourage travel by means other than the private car

Condition 4 states:

The dwelling hereby approved shall not be occupied until details of parking for 3 vehicles together with vehicular access thereto has been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site, in the interests of highway safety.

Condition 5 states:

The dwelling hereby approved shall not be occupied until a site layout plan showing the distance between the dwelling and potential agricultural odour sources has been submitted to the Local Planning Authority. If the dwelling is identified as being within 400m of intensive livestock operations, an Odour Impact Assessment and measures for reducing odour impacts to occupiers of the dwelling must be submitted to an approved by the Local Planning Authority. Any necessary measures for reducing odour impacts must be provided in accordance with the approved detail prior to the first occupation of the development hereby permitted and shall be retained thereafter.

REASON: In the interests of the amenities of the area.

Condition 6 states:

The dwelling hereby approved shall not be occupied until a site layout plan showing the distance between the dwelling and agricultural buildings. If the dwelling is identified as being within 400m of intensive livestock operations, a Noise Impact Assessment, conducted in accordance with BS4142:2014+A1:2019, and necessary mitigation measures (e.g. acoustic glazing, orientation, or separation distance) must be submitted to an approved by the Local Planning Authority. Any necessary measures for reducing odour impacts must be provided in accordance with the approved detail prior to the first occupation of the development hereby permitted and shall be retained thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

REPRESENTATIONS

Councils Highways Team:

I note the details provided and I am satisfied that it meets the requirements to allow the part of the conditions 3&4 (PL/2025/04856) requiring the submission of written details to be discharged.

Councils Public Protection Team:

Thank you for consulting Public Protection. We have reviewed the supporting letter provided by the applicants Planning Agent and can confirm that there would be no objection to the discharge of conditions 5 & 6 of PL/2025/04856.

INFORMATION PROVIDED WITH THE APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested conditions for discharge are Conditions 3, 4, 5 and 6 of PL/2025/04856	Signed and dated on 27.11.2025	Sufficient to clarify the reason for application and to provide additional supporting contextual information
Copy of Decision Notice	Confirming condition wording associated with PL/2025/04856	Dated 17.11.2025	
Location Plan	Showing the extent of the site associated with PL/2025/04856	undated	
Covering Letter	Prepared by 'LPC' reiterating conditions and proving details including: - Details of cycle store - Location of cycle store - Location of parking spaces	Signed and Dated 27.11.2025	Representation from the Councils highways and public protection

	- Written response to condition 5 - Written response to condition 6		teams confirms that detail is sufficient to discharge conditions 3, 4, 5 and 6
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ASSESSMENT AND CONCLUSION

Sufficient information, including receipt of representations, has been provided to allow for the Local Planning Authority to make an informed decision around highways and amenity matters associated with PL/2025/04856.

RECOMMENDATION: Conditions 3, 4, 5 and 6 of PL/2025/04856 be DISCHARGED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the details submitted under this application (PL/2025/09360) is consistent with the pre-commencement aims of conditions 3, 4, 5 and 6 of PL/2025/04856 to such a degree that development can commence in accordance with the detail contained within the covering letter Prepared by 'LPC', Dated 27.11.2025
- This decision should be read in conjunction with PL/2025/04856