

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

06 February 2026

Dear Sir/Madam

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

Application No:	PL/2025/09360
Proposal:	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)
Site Address:	The Anchorage, Nables Farm, Scotland Hill, Upper Seagry, SN15 5HB
On Behalf Of:	Mr Andrew Jackson c/o LPC (Trull) Ltd, Trull, Tetbury, Glos, GL8 8SQ

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 27 November 2025. After careful consideration, the following decision has been made:

The 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

Conditions 3 and 4 of PL/2025/04856 are **PARTIALLY DISCHARGED**
Conditions 5, and 6 of PL/2025/04856 are **DISCHARGED**

Condition 3:

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

Comment: The details submitted in relation to this condition are approved. The requirement for facilities to be provided and made available in accordance with approved detail prior to first occupation, and retained for use at all times thereafter, remains.

Condition 4:

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.

Comment: The details submitted in relation to this condition are approved. The requirement for the parking to be provided in accordance with approved detail prior to first occupation, and retained for that use at all times thereafter, remains.

Condition 5:

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.

Comment: The details submitted in relation to this condition are approved and no further information is necessary to provide prior to the first occupation

Condition 6:

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.

Comment: The details submitted in relation to this condition are approved and no further information is necessary to provide prior to the first occupation

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.

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.