

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

17 March 2026

Dear Sir/Madam

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

Application No:	PL/2026/00827
Proposal:	Discharge of conditions 11 electric vehicle charging locations & 13 roof mounted solar PV panels of planning application PL/2024/09970 (Variation of Condition 1 (Approved Plans) relating to application PL/2024/04618. (Reserve Matters Application Dealing with the Scale, Layout, External Appearance, Landscaping and Means of Access for Residential Development of 26 Entry Level Dwellings and Associated Works, Following Outline Permission Ref 19/11601/OUT)
Site Address:	Land South of Low Lane, Calne, SN11 8EQ
On Behalf Of:	Winsley White 3 Northside, Wells Road, Chilcompton, Radstock, BS3 4ET

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 05 February 2026. After careful consideration, the following decision has been made:

Condition 11:

Prior to first occupation final details of the electric vehicle charging locations, cabling and charge points shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of sustainability and air quality

Details Submitted for Approval:

- Vehicle Strategy Plan 24006/004 Rev:PR5 received 05.02.2026
- EV charging-wall mounted and post, data sheets for wall mounted and post mounted EV charging points

Decision:

The details submitted in relation to this condition are approved.

Reason for Decision:

The submitted “Vehicle Strategy Plan 24006/004 Rev:PR5” demonstrates that each dwelling and associated parking space will be served by an Electric Vehicle (EV) charge point, comprising 17 no. wall-mounted chargers fixed to the relevant dwellings and 9 no. post-mounted chargers positioned to serve the more detached spaces (totalling one charger per dwelling).

The accompanying manufacturer’s datasheets confirm that the proposed units are compact in scale, weather-protected (IP-rated), and suitable for both wall- and post-mounting as shown. They incorporate standard safety features and typical operational controls expected of modern domestic EV chargers. From a planning perspective, the appearance, scale and siting of the chargers are acceptable and will not give rise to any visual or amenity concerns.

The specification and installation requirements of the units (including compliance with Part S of the Building Regulations and current electrical safety standards) will be dealt with separately through the relevant regulatory regimes; however, the information submitted is sufficient to meet the requirements of Condition 11, and the locations, cabling routes and types of charge points are considered acceptable.

Condition 13:

Prior to first occupation final details of the roof mounted solar PV panels including manufacturers details, locations and number of panels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the sustainability and energy efficiency.

Details Submitted for Approval:

- External Works Plan 24006/005 Rev:PR6
- PV panels, data sheet for the PV panels

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

Reason for Decision:

The submitted “External Works Plan 24006/005 Rev:PR6” identifies the number, layout and roof-slope positions of the proposed solar PV panels across the development, with most units located on the south-east facing rear roof slopes given the general north-west orientation of the dwellings.

The accompanying manufacturer’s datasheet confirms that the proposed panels (Viridian Solar Clearline PV16-445AG-M10 units) are sleek, low-profile integrated modules designed to sit flush with roof coverings, providing a visually unobtrusive appearance suitable for residential settings.

From a planning perspective, the scale, form, siting and type of panels proposed are acceptable. The panels are discreetly positioned, will not appear visually dominant in the streetscene, and contribute positively to the sustainability credentials of the development in accordance with the reason for the condition. The details submitted for Condition 13 are therefore approved.

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.