

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

30 April 2026

Dear Mr Bishop,

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

Application No:	PL/2026/00536
Proposal:	Discharge of Condition 3 (Materials), 9 (River Avon Special Area of Conservation Mitigation Compliance), 10 (locations of bat roosts and nesting opportunities for birds) & 13 (scheme of hard and soft landscaping) of PL/2025/00683
Site Address:	Bower End, Hindon Road , Dinton , Salisbury , SP3 5EG

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 2nd February 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

Prior to commencement of development above slab level, details of the materials to be used in the construction of the dwelling house hereby permitted including the type of timber cladding, roof material, posts for the porch, doors, windows, and rainwater goods and details of the materials to be used in the construction of the garage including the type of timber cladding, brick plinth and roof materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of amenity and the character/wider landscape of the CCNL area.

Details Submitted for Approval:

Email dated 11th February 2026 with details of materials to be used in the construction of works shown below;

For the dwelling house:

Roof Material: Alwetra grey with standing seams

Cladding: Vertical cedar boards

Rainwater Goods: Black half round upvc and down pipes

Windows: Grey upvc
Doors: Dark grey upvc
Porch: Post softwood 150mm x150 mm on stone plinth

For the Garage:

To be constructed in a timber frame

Cladding: Softwood
Doors: Softwood timber doors
Roof Material: Black edpm
Rainwater Goods: Black half round upvc

Materials Palette Date Received 17th February 2026

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

Reason for Decision:

Following a review of the information provided, the case officer is satisfied that the details provided are acceptable to enable the condition to be discharged. The onus is on the applicant to construct the works hereby permitted in accordance with the approved details.

Condition 9:

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing additional nutrient input arising from the development has been submitted to and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017 and Core Policy CP69 of the Wiltshire Core Strategy.

Details Submitted for Approval:

Completed s111 agreement for the River Avon Special Area of Conservation Catchment 12th February 2026 with mitigation payment.

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

Reason for Decision:

The applicant has complied with the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme by paying the required phosphorous mitigation fee to enable completion of the s111 agreement. The completed s111 agreement is attached with this letter.

Condition 10:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented for the lifetime of the development.

REASON: To provide mitigation/enhancement for biodiversity.

Details Submitted for Approval:

Bat and Bird Box Statement/Plan undertaken by Dryad Habitats and Ecology Ltd Date Received 26th January 2026.

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

Reason for Decision:

The Council's Ecology Team have reviewed/assessed the submitted information outlined above and are satisfied that the condition can be discharged. The onus is on the applicant to carry out the works hereby permitted in accordance with the approved details.

Condition 13:

Notwithstanding the approved plans, no development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (i) location and current canopy spread of all existing trees and hedgerows on the land;
- (ii) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- (iii) means of enclosure to include details of any fencing and gates;
- (iv) all hard and soft surfacing materials;
- (v) minor artefacts and structures to include refuse storage units.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.

Details Submitted for Approval:

Landscaping Plan Version 1 undertaken by Dryad Habitats and Ecology Ltd Date Received 26th January 2026.

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

Reason for Decision:

Following a review of the information provided, the case officer is satisfied that the details provided are acceptable to enable the condition to be discharged. The onus is on the applicant to carry out the works hereby permitted in accordance with the approved details.

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

On behalf of the Head of Development Management

Case Officer: Joe Richardson
Senior Planning Officer
Wiltshire Council

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.