

BRIMBLE LEA

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Wiltshire Council
Planning - Development Management
The Council Offices
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our Ref: 25067
Your Ref:

27th April 2026

Dear Sir/ Madam,

S73 APPLICATION

RE: THE SILVER PLOUGH, PITTON, WILTSHIRE, SP5 1DU

Please find enclosed a **s73 application** relating to '**The Silver Plough**' to vary condition 4 of planning permission **S/1998/1872** to allow the accommodation within the Annexe Building to be used by both staff and guests.

The application has been submitted on behalf of our client, **Chickpea Group Ltd.**

The supporting plans have been prepared by *Adlem & Kemp Ltd.*

The following documents are provided to support this application:

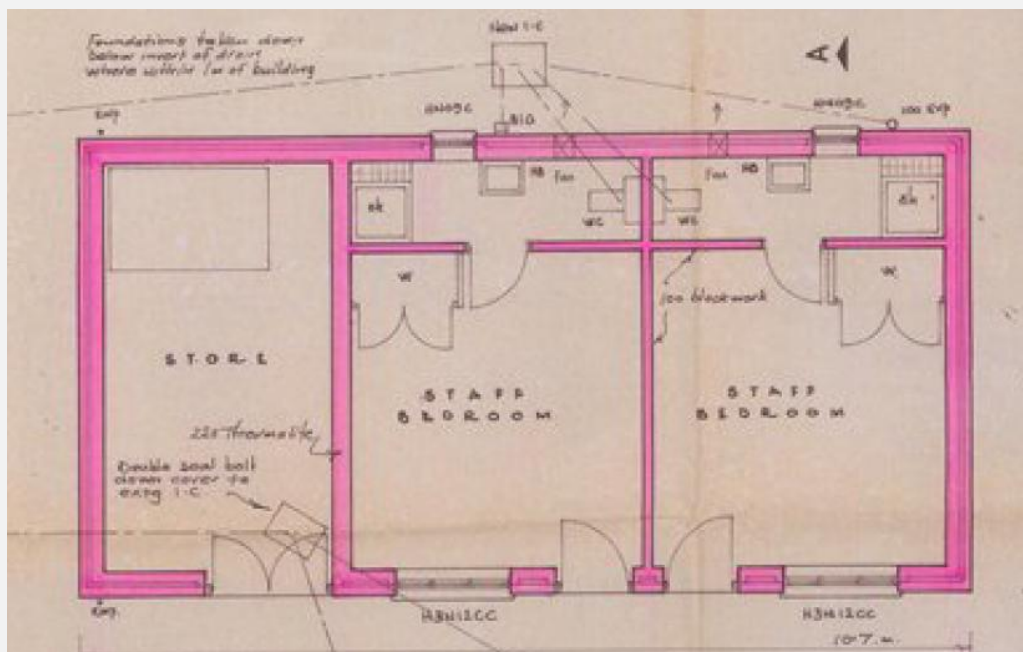
- Completed Application Form
- Covering Letter & Planning Statement (25067) – s73 Application
- Decision Notice for S_1998_1872
- Approved Plans for S_1998_1872
- The Silver Plough - Topographical Survey
- The Silver Plough – Site and Location Plan
- The Silver Plough - Annexe Elevations & Floor Plan
- CIL Form 1 - Additional Information

The requisite application fee of £608 (variation of condition application), plus £91 Planning Portal processing fee, has been paid by the client through the Planning Portal

P D M Carpendale MA DIP (Arch Cons) MRTPI IHBC **R Campbell** RIBA ARB MA Arch Dip Arch **M Williams** DipTP MRTPI

Mrs J Montgomery BSc (Hons) MRICS MRTPI

Planning permission **S/1998/1872** (see attached decision notice and approved plans) was approved on the 20th January 1999 and permitted the erection of a new building for two staff bedrooms and a store, following demolition of the existing store building. The approved floor plan is shown below:



Condition 4 of permission **S/1998/1872** (which is provided below for reference) requires that the accommodation is used by 'staff' of The Silver Plough Public House only:

4. The staff bedrooms hereby approved shall not be occupied other than by persons currently employed at The Silver Plough Public House.

Reasons for Conditions:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.
3. To prevent the undue overlooking of adjoining dwellings.
4. It would not be in the interests of proper planning for the bedrooms to be occupied other than by employees of the adjoining Public House.

This s73 application requests that condition 4 be varied to:

"The bedrooms hereby approved shall be occupied by either staff or/ and guests of The Silver Plough Public House".

By varying condition 4 to allow the two bedrooms/ units of accommodation to be used by guests and staff of The Silver Plough, it will give full flexibility for how these bedrooms are occupied, so they can be used by both paying guests to support the overall viability of the enterprise, or/ and staff during times where the accommodation is either vacant or under-used.

The use of the accommodation for either purpose is considered to be materially the same in nature and will not generate any additional impacts from a planning perspective, where their use by staff arguably allows a more permanent degree of occupation.

The works involve no internal or external alterations to the building itself, and no alterations are required to the site layout, as parking arrangements will remain the same as existing.

There are no additional ecological implications to consider, as the building is already in use, and BNG is therefore not applicable as there will be no material change in habitats.

The proposed guest accommodation will form an extension of the existing guest accommodation already offered within the public house, and they will not have their own separate means of access, curtilage, postal address, utility supplies etc..

Each of the bedrooms has an en-suite bathroom, and the kitchen and bar facilities offered within the public house will continue to be used by both guests and staff, who will have access through the pub itself.

The units of accommodation/ bedrooms are not capable of being occupied as somebody's sole place of residence (as a residential dwelling/ flat), so will always remain as temporary accommodation, used ancillary to the existing public house, as either staff or/ and guest accommodation. Overlooking from the units towards adjoining residential amenities will therefore not be a concern, particularly as the only windows that look towards the neighbouring dwelling are on the ground-floor and relate to bathrooms that are obscurely glazed. As such existing and future residential amenities will be preserved.

Overall there is considered to be no significant difference in the character of activities as the overall planning unit will remain in single occupation (as a public house with ancillary guest and staff accommodation), as such there are no reasonable grounds for the Council to object to the variation of condition 4 to allow the accommodation/ bedrooms within the Annexe Building to be used by both staff and guests.

The Council is therefore respectfully invited to grant planning permission.

Should you wish to discuss this proposal further, please do not hesitate to contact me. Otherwise, I would be grateful if the planning case officer could please provide me with some feedback following the expiry of the publicity period, and before a recommendation/ decision is made.

Many thanks.

Yours faithfully,

J. U'Dell

James U'Dell BSc (Hons) MSc RTPI

Planning Consultant

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