

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01590
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	Bay Tree Barn, Lower Woodrow, Forest, Melksham, SN12 7RB
DEVELOPMENT DESCRIPTION:	Discharge of conditions 5 lighting & 7 fencing, walling, gates and means of enclosure of planning application PL/2025/04208 (Retention and extension of stable building to be used as an Alternative Provision of Education (Class F1(a)) and creation of associated parking and a fenced play area)
RECOMMENDATION:	Condition 5 of PL/2025/04208 is NOT DISCHARGED and Condition 7 is DISCHARGED

REASON FOR APPLICATION

Application PL/2025/04208, *Retention and extension of stable building to be used as an Alternative Provision of Education (Class F1(a)) and creation of associated parking and a fenced play area*, was granted full planning permission on 15.10.2025 subject to 7 conditions.

Conditions 5 and 7 required submission and approval of further detail prior to certain works being carried out. This application is requesting discharge of conditions 5 and 7.

CONDITIONS 5 and 7 of PL/2025/04208

Condition 5 states:

No external lighting shall be installed until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2021", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Condition 7 states:

Prior to its erection, all new fencing, walling, gates and means of enclosure shall have been submitted to and agreed in writing by the Local Planning Authority. All such fencing, walling, gates and means of enclosing shall be erected in accordance with the details so agreed.

REASON: In the absence of details, so as to ensure the development is of an appropriate appearance in the rural landscape

RELEVANT LEGISLATION, POLICY AND GUIDANCE

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

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

[Wiltshire Design Guide](#)

[Guidance Note 01/21: The Reduction of Obtrusive Light](#)

REPRESENTATIONS

At the time of writing, no representations have been received.

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 5 and 7 of PL/2025/04208 and confirming that the lighting illumination levels are: - 80-120 lux directly under - 30-60 lux 1m away - 10-20 lux 2m away	Signed and dated on 09.03.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
------------------	---	--------------------------------	--

Copy of Decision Notice	Confirming condition wording associated with PL/2025/04208	Dated 15.01.2026	
Location Plan	C-JH-02, showing the extent of the site associated with PL/2025/04208	Undated	
Block Plan	C-JH-10A, showing: - drop off area - fence & gate - external down lights - cycle store - parking spaces	Dated February 2025, received 09.03.2026	Sufficient to allow for Officer assessment.
Lighting detail	LED downlight Product ref: 54969-SAM108763	received 09.03.2026	
Fencing detail	Plan showing height, finish and base etc	received 09.03.2026	

ASSESSMENT

Condition 5:

The block plan provided indicates where within the site the external downlights will be installed and the lighting detail provided shows the type of lighting appliance; however, there has been no information provided to show the height of the fitting, illumination levels or light spillage in accordance with Environmental Zone standards.

Consequently, the following further information is required to approve any external lighting in accordance with the aims of Condition 5:

- Written confirmation of which environmental zone applies
- Technical specification of the lighting to allow for assessment of glare and/or spill
- Mounting details to allow for review of height etc
- Plan(s) showing contour plotting relating to the indicated lux levels
- Any glare control measures (if applicable) including hours of operation

Condition 7:

The Block plan provided indicates where fencing and 1no gate will be erected; plans provided show typical elevations and design of these boundary treatments.

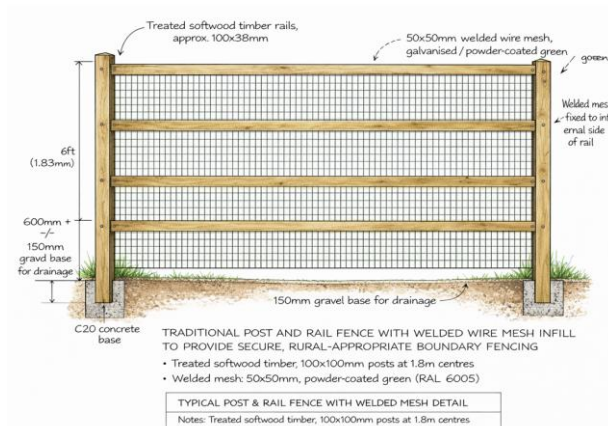


Figure 1: extract of proposed fencing

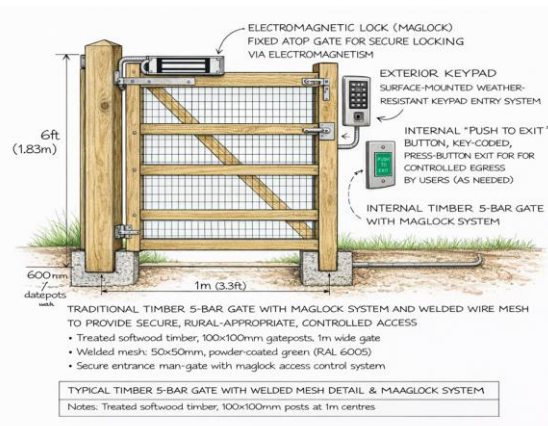


Figure 2: extract of proposed gate

The application site is rural, with no landscape designations attached and no protected trees or hedgerows existing at the site. The submitted proposed boundary treatments will ensure that the development is of an appropriate appearance in the rural landscape; the detail is consistent with the pre-commencement aims of condition 7 of PL/2025/04208 to such a degree that the fencing and gate can be erected in accordance with the plans provided.

CONCLUSION

Detail provided relating to external lighting does not meet the requirements or aims of Condition 5.

Detail provided relating to fencing etc meets the requirements and aims of Condition 7 to such a degree that the plans are approved under this application.

RECOMMENDATION: Condition 5 of PL/2025/04208 NOT be DISCHARGED and Condition 7 be DISCHARGED

INFORMATIVES TO APPLICANT:

- Insufficient information has been provided to demonstrate compliance with ILP GN01:2021, particularly in respect of light spill beyond the site boundary. All requirements of Condition 5 remain necessary to discharge.
- This Local Planning Authority is satisfied that the details submitted under this application (PL/2026/01590) is consistent with the pre-commencement aims of

condition 7 of PL/2025/04208 to such a degree that the fencing and gate can be erected in accordance with the following approved detail, received 09.03.2026:

Fence and gate locations shown on Block plan C-JH010A, dated February 2025

Typical 5-bar gate with welded mesh detail & maglock system

Typical post & rail fence with welded mesh detail

- The requirements of Condition 7 for 'all such fencing, walling, gates and means of enclosing shall be erected in accordance with the details so agreed', remains.
- This decision should be read in conjunction with PL/2025/04208