

Development Services
Wiltshire Council
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06 May 2026

Dear Sir/Madam

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

Application No:	PL/2026/01590
Proposal:	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)
Site Address:	Bay Tree Barn, Lower Woodrow, Forest, Melksham, SN12 7RB
On Behalf Of:	Total Carpentry Wiltshire Withy Heys , Corsham Road , Lacock, Chippenham, Wiltshire, SN15 2LZ

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 09 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 5:

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.

Decision: Insufficient information has been provided to demonstrate compliance with ILP GN01:2021, particularly in respect of light spill beyond the site boundary. The details submitted in relation to this condition are **REFUSED**. All requirements of Condition 5 remain necessary to discharge.

Reason for Decision:

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:

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

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

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.

Reason for Decision:

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.

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.