

06 May 2026

Dear Sir/Madam

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

Application No:	PL/2025/09322
Proposal:	Discharge of conditions 3 (Materials), 12, 13 (Evidence of compliance) & 14 (bat and bird boxes) relating to application PL/2025/01639.
Site Address:	Stockbottom Farm, Salisbury, SP5 1SU
On Behalf Of:	AP & TE Farwall

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 02 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

Notwithstanding the submitted plans and information, no development shall occur above slab level until precise details or samples of all external materials to be used have been 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 visual amenity and the character and appearance of the area which is within a special landscape area

Details Submitted:

Material Photo 1 – Showing Metal Roof

Material Photo 2 – Timber cladding

Working Drawings Drawing No. BS/WD/01

Decision:

The submitted information, detailed above, is considered to satisfy the requirements of Condition 3 of **PL/2025/09322** and therefore this condition is hereby discharged.

Reason for Decision:

The proposed roof material and wall cladding material are considered to be appropriate for this proposed development. This condition can therefore be discharged.

Condition 12:

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 the 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 Wiltshire Core Strategy Core Policy 69

Details Submitted:

Completed S111 agreement counter signed from Legal.

Decision:

The submitted information, detailed above, is considered to satisfy the requirements of Condition 12 of **PL/2025/09322** and therefore this condition is hereby discharged.

Reason for Decision:

Wiltshire Council's Ecology Officer confirmed that credits have been allocated to this application, the process has been completed, a S111 agreement has been completed and counter signed. This condition can therefore be discharged.

Condition 13:

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure 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.

Details Submitted:

Completed S111 agreement counter signed from Legal.

Decision:

The submitted information, detailed above, is considered to satisfy the requirements of Condition 13 of **PL/2025/09322** and therefore this condition is hereby discharged.

Reason for Decision:

Wiltshire Council's Ecology Officer confirmed that credits have been allocated to this application, the process has been completed, a S111 agreement has been completed and counter signed. This condition can therefore be discharged.

Condition 14:

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 the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

Details Submitted:

Working Drawings Drawing No. BS/WD/01

Decision:

The submitted information, detailed above, is considered to satisfy the requirements of Condition 14 of **PL/2025/09322** and therefore this condition is hereby discharged.

Reason for Decision:

Wiltshire Council's Ecology Officer was initially consulted on the received working drawings. Their response noted that the bat boxes should be on the south or western elevation for warmth and the bird boxes should be on the north or eastern elevation to avoid overheating. The proposed elevations have been amended to show the bird and bat boxes in accordance with the ecology officer's recommendations. This condition can therefore be discharged.

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.