

Planning Registration Team
Wiltshire Council
Our reference: 2608
Your reference: 16/10880/FUL
30th April 2026

Dear Sir or Madam

Amendment Application to Planning Permission 16/10880/FUL: variation of Condition 02 Plans List to substitute car parking layout with revised proposals.

1.0 Introduction

SicoloWebb Architects Ltd are instructed by site owner, Mr S Hughes, to submit an Amendment Application to 16/10880/FUL under the Section 73 Minor Material Amendment process.

Particulars of Development: Change of use from public house (use class A4) to mixed use: Children's Day Nursery (use class D1) and self-contained offices (use class B1) with associated works and alterations to access and parking (resubmission of 15/09814/FUL)

The application submission comprises the following information:

Application Fee: As calculated through the planning portal
Site Location Plan: Centre Maps Live
Proposed car park layout and new one-way access: 839c-LvWH-GEN-A36-DR-GEN-110

As background information the following layouts have been prepared to illustrate why it is no longer feasible to implement the Approved Nursery & Business Unit Parking Plan

Original Public House car park and access layout: 839c-LvWH-GEN-A36-DR-GEN-101

Approved Nursery & Business Unit Parking Plan: 839c-LvWH-GEN-A36-DR-GEN-102

Consequence of Woods Hill being closed to vehicle traffic: 839c-LvWH-GEN-A36-DR-GEN-103

Consequence of Woods Hill being closed to vehicle traffic: 839c-LvWH-GEN-A36-DR-GEN-104

2.0 Relevant Background Information

The application site comprises a vacant public house (The Rose and Crown) and its associated car park and beer garden. It is situated on the east side of the A36 Trunk Road, approximately 9.5 km to the southeast of Bath on the fringe of the village of Limpley Stoke on the side of the valley overlooking the Kennet & Avon Canal and the River Avon. The site extends to approximately 0.2 hectares.

In 2017 Approval was granted for the application listed above and the proposed works have now been substantially implemented.

The following conditions, which relate to the external works, are yet to be discharged:

Condition 04: No part of the development shall not be first brought into use until the parking and access as detailed on the approved plans has been provided and marked out; and any existing access has been permanently closed off in accordance with details that shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works to the access or car park.

This condition will be addressed on conclusion of this Amendment Application to the parking layout

Condition 05: No part of the development shall be brought into use until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter. Final details of the cycle parking (which shall be covered and secure) shall be submitted to and approved in writing by the local planning authority prior to any development of the facility commencing.

This condition will be addressed on conclusion of this Amendment Application to the parking layout

Condition 06: No part of the development shall be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

A travel plan appears to have been provided as part of the planning application and has been approved. We are unclear as to the nature of this condition and request clarification.

Condition 07: The development hereby permitted shall not be brought into use until details of the storage of refuse (and recycling), including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority, and; the approved storage has been completed and made available for use in accordance with the approved details. The approved storage shall thereafter be maintained in accordance with the approved details.

This condition will be addressed on conclusion of this Amendment Application to the parking layout

3.0 Summary of Proposals

The car parking and access arrangements that were approved in early 2017 include a single in and out access point directly onto Middle Stoke with an on-site turning head located in the car park. At the time of approval this layout was considered adequate for the proposed use and the arrangement and use of nearby streets.

In early 2022 Wiltshire council implemented the permanent closure of Woods Hill following a period of experimental closure. During the intervening period the site owner also implemented the infilling of the second access point through the boundary wall that was previously in use by the Rose and Crown Public House. The site access currently matches the 2017 consent, although the parking bay layouts are yet to be marked.

A consequence of the road closure combined with the removal of the former site entrance; it has now become commonplace for the road immediately in front of the car park to be used as roadside parking by residents of Limpley Stoke. Please refer to the photographs in the appendix.

Vehicle tracking has been provided to illustrate the impact of the roadside parking on drawing: 839c-LvWH-GEN-A36-DR-GEN-104. The parked cars on Middle Stoke near the junction with the A36 compromise the ease of vehicles turning off the A36 onto Middle Stoke leading to occasional queuing on the A36. The parked vehicles also reduce the width of Middle Stoke to single lane traffic that also impacts on vehicles turning from Middle Stoke into the proposed car park and vice versa.

The proposed car park layout submitted in this application introduces a one-way system to the car park that allows Inward access to the north and Outward access at the South. By forming an entrance to the car park at the Northern end, cars will be discouraged from blocking the entrance and a pull in bay off the A36 road will be provided such that the full turning circle at the junction can be used by all vehicles exiting the A36 onto Middle Stoke. It will also allow two vehicles to negotiate the junction of Middle Stoke and the A36 if a vehicle is waiting

on Middle Stoke to exit left or right onto the A36.

This solution will retain most of the roadside parking along the boundary wall of the car park for use by the residents of Middle Stoke whilst preserving the access needs of the proposed day care nursery and keeping the junction free of parked cars.

4.0 Procedural Regularisation

We seek the advice of the local authority on the most suitable process to amend the planning application car parking layout.

The Plan List condition 2 of planning permission as set out on the table below:

Relevant Extant Drawings	Proposed Replacement Drawings
Proposed access and parking plan received on 20 January 2017	Proposed car park layout and new one-way access: 839c-LvWH-GEN-A36-DR-GEN-110

All other originally permitted drawings remain extant and unaltered and should be repeated in the plan list.

The enclosed Illustrative drawings provided to illustrate the issues with the approved access and roadside parking need not be added to the revised plan list.

5.0 Conclusion

The proposed changes relate to amendments required for the safe operation of the site and the nearby road junction.

Yours faithfully

Matthew Sicolo
Director



Appendix – Site Photos



Appendix – Drawings



General Notes

1. ALL DIMENSIONS ARE INDICATIVE AND IN METRES UNLESS NOTED OTHERWISE.
2. DO NOT SCALE THIS DRAWING, USE FIGURED DIMENSIONS ONLY.
3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM (AOD) BASED ON THE TOPOGRAPHICAL SURVEY DRAWING SUPPLIED BY THE CLIENT.
4. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
6. THE SPECIFICATION IN ALL ASPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT RESIDENTIAL DESIGN GUIDE AND SPECIFICATION IN FORCE WITHIN THE COUNTY AT THE TIME OF CONSTRUCTION.
7. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ENGINEER AND IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT.

C	Updated site layout	16.04.2026
B	Drawing frame changed to portrait	04.05.2025
A	For Discussion	09.04.2025
No.	Revision/Issue	Date

Drawing Status
S0 - Work in progress

Firm Name and Address

LvW Highways
www.LvWHighways.com

Client
Mr. S. Hughes

Architect
Architect

Project Name and Address

Former Rose & Crown
Middle Stoke, Limpley Stoke,
Bath, Wiltshire
BA2 7GE

Drawing Title

Previous original
Public House
Car park access and layout

Designed
KvW

Scale

1:500@A4

Drawing Number

839d-LvWH-GEN-A36-DR-GEN-101

Rev

C

Drawn
KvW

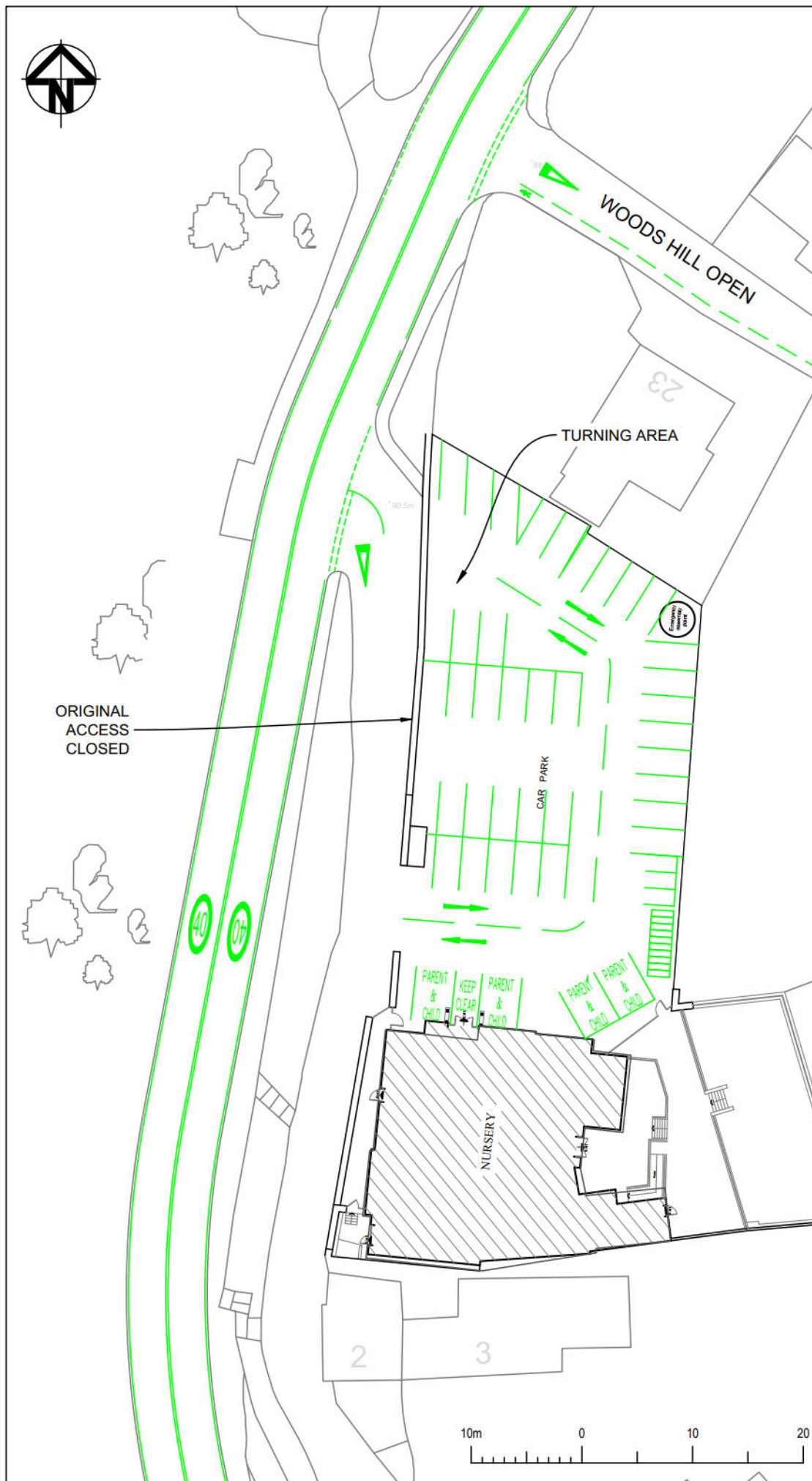
Date

09.04.2025

Approved
KvW

Rev

C



General Notes

1. ALL DIMENSIONS ARE INDICATIVE AND IN METRES UNLESS NOTED OTHERWISE.
2. DO NOT SCALE THIS DRAWING, USE FIGURED DIMENSIONS ONLY.
3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM (AOD) BASED ON THE TOPOGRAPHICAL SURVEY DRAWING SUPPLIED BY THE CLIENT.
4. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
6. THE SPECIFICATION IN ALL ASPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT RESIDENTIAL DESIGN GUIDE AND SPECIFICATION IN FORCE WITHIN THE COUNTY AT THE TIME OF CONSTRUCTION.
7. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ENGINEER AND IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT.

C	Updated site layout	16.04.2026
B	Drawing frame changed to portrait	04.05.2025
A	For Discussion	09.04.2025
No.	Revision/Issue	Date

Drawing Status
S0 - Work in progress

Firm Name and Address

LvW Highways
www.LvWHighways.com

Client
Mr. S. Hughes

Architect
Architect

Project Name and Address

Former Rose & Crown
Middle Stoke, Limpley Stoke,
Bath, Wiltshire
BA2 7GE

Drawing Title

Approved
Nursery & Business units
Car park access and layout

Designed
KvW

Scale
1:500@A3

Date
09.04.2025

Drawing Number
839d-LvWH-GEN-A36-DR-GEN-102

Rev
C



VEHICLES NOW
PARKING ON
MIDDLE STOKE
DUE TO CLOSURE
OF WOODS HILL

Three
bollards
installed

WOODS HILL CLOSED

CAR PARK

NURSERY

PARENT
& CHILD

KEEP
CLEAR

PARENT
& CHILD

PARENT
& CHILD

PARENT
& CHILD



General Notes

1. ALL DIMENSIONS ARE INDICATIVE AND IN METRES UNLESS NOTED OTHERWISE.
2. DO NOT SCALE THIS DRAWING, USE FIGURED DIMENSIONS ONLY.
3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM (AOD) BASED ON THE TOPOGRAPHICAL SURVEY DRAWING SUPPLIED BY THE CLIENT.
4. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
6. THE SPECIFICATION IN ALL ASPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT RESIDENTIAL DESIGN GUIDE AND SPECIFICATION IN FORCE WITHIN THE COUNTY AT THE TIME OF CONSTRUCTION.
7. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ENGINEER AND IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT.

C	Updated site layout	16.04.2026
B	Drawing frame changed to portrait	04.05.2025
A	For Discussion	09.04.2025
No.	Revision/Issue	Date

Drawing Status
S0 - Work in progress

Firm Name and Address

LvW Highways
www.LvWHighways.com

Client
Mr. S. Hughes

Architect
Architect

Project Name and Address

Former Rose & Crown
Middle Stoke, Limley Stoke,
Bath, Wiltshire
BA2 7GE

Drawing Title

Consequence of Woods Hill
being closed to vehicle traffic.
Cars park adjacent to boundary wall

Designed KvW	Drawn KvW	Approved KvW
Scale 1:500@AAP	Date 09.04.2025	Rev C
Drawing Number 839d-LvWH-GEN-A36-DR-GEN-103		



Vehicle library: SUV
Name: Skoda Karoq SE 2020
Width: 2.148
Front track: 1.791
Back track: 1.756
Total vehicle length: 4.382
Average steering angle: 38.203°
Turn time (sec.): 4.0
Turning radius (curb to curb): 10.000
Turning radius (wall to wall): N/A

IF A VEHICLE IS EXITING
FROM MIDDLE STOKE, IT
BLOCKS VEHICLES
ENTERING MIDDLE STOKE
IMPACTING THE FREE FLOW
OF TRAFFIC ON THE A36

VEHICLES NOW
PARKING ON
MIDDLE STOKE
DUE TO CLOSURE
OF WOODS HILL

Three
bollards
installed

WOODS HILL CLOSED

CAR PARK

NURSERY

PARENT
& CHILD

KEEP
CLEAR

PARENT
& CHILD

PARENT
& CHILD

PARENT
& CHILD

10m 0 10 20

General Notes

1. ALL DIMENSIONS ARE INDICATIVE AND IN METRES UNLESS NOTED OTHERWISE.
2. DO NOT SCALE THIS DRAWING, USE FIGURED DIMENSIONS ONLY.
3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM (AOD) BASED ON THE TOPOGRAPHICAL SURVEY DRAWING SUPPLIED BY THE CLIENT.
4. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
6. THE SPECIFICATION IN ALL ASPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT RESIDENTIAL DESIGN GUIDE AND SPECIFICATION IN FORCE WITHIN THE COUNTY AT THE TIME OF CONSTRUCTION.
7. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ENGINEER AND IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT.

C	Updated site layout	16.04.2026
B	Drawing frame changed to portrait	04.05.2025
A	For Discussion	09.04.2025
No.	Revision/Issue	Date

Drawing Status
S0 - Work in progress

Firm Name and Address

LvW Highways
www.LvWHighways.com

Client
Mr. S. Hughes

Architect
Architect

Project Name and Address

Former Rose & Crown
Middle Stoke, Limpley Stoke,
Bath, Wiltshire
BA2 7GE

Drawing Title

Consequence of Woods Hill
being closed to vehicle traffic.
Cars park adjacent to boundary wall
blocking the free flow of traffic

Designed KvW	Drawn KvW	Approved KvW
Scale 1:500@A4P	Date 09.04.2025	
Drawing Number 839d-LvWH-GEN-A36-DR-GEN-104	Rev C	



Vehicle library: SUV
Name: Skoda Karoq SE 2020
Width: 2.148
Front track: 1.791
Back track: 1.756
Total vehicle length: 4.382
Average steering angle: 38.203°
Turn time (sec.): 4.0
Turning radius (curb to curb): 10.000
Turning radius (wall to wall): N/A

OPEN NEW ACCESS ONLY TO
CLEAR PARKED VEHICLES
FROM RESTRICTING
MOVEMENTS OFF A36 AND
ALLOW VEHICLES TO ENTER
THE CAR PARK DIRECTLY

EXIT
ONLY

Three
bollards
installed

WOODS HILL CLOSED

CAR PARK

NURSERY

10m 0 10 20

General Notes

1. ALL DIMENSIONS ARE INDICATIVE AND IN METRES UNLESS NOTED OTHERWISE.
2. DO NOT SCALE THIS DRAWING, USE FIGURED DIMENSIONS ONLY.
3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM (AOD) BASED ON THE TOPOGRAPHICAL SURVEY DRAWING SUPPLIED BY THE CLIENT.
4. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
6. THE SPECIFICATION IN ALL ASPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT RESIDENTIAL DESIGN GUIDE AND SPECIFICATION IN FORCE WITHIN THE COUNTY AT THE TIME OF CONSTRUCTION.
7. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ENGINEER AND IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT.

C	Updated site layout	16.04.2026
B	Drawing frame changed to portrait	04.05.2025
A	For Discussion	09.04.2025
No.	Revision/Issue	Date

Drawing Status
S0 - Work in progress

Firm Name and Address

LvW Highways
www.LvWHighways.com

Client
Mr. S. Hughes

Architect
Architect

Project Name and Address

Former Rose & Crown
Middle Stoke, Limley Stoke,
Bath, Wiltshire
BA2 7GE

Drawing Title

Proposed one way access and
car park layout.
Vehicles exit off A36 clear of
Middle Stoke.

Designed
KvW

Drawn
KvW

Approved
KvW

Scale
1:500@A4P

Date
09.04.2025

Drawing Number
839d-LvWH-GEN-A36-DR-GEN-110

Rev
C