



**The Town and Country Planning Act 1990**  
**Approval of Variation of Conditions**  
**Application Reference Number: PL/2026/01057**  
**Decision Date: 20/05/2026**

|                                    |                                                                                     |
|------------------------------------|-------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mrs Lisa Mayland<br>5 B Coxhill Lane, Potterne, Wiltshire, United Kingdom, SN10 5PH |
| <b>Particulars of Development:</b> | Variation of condition 2 (Approved Plans) relating to application PL/2024/08330     |
| <b>At:</b>                         | 5A COXHILL LANE, POTTERNE, DEVIZES, SN10 5PH                                        |

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to compliance with the following conditions:

- 1 The development hereby permitted shall be begun no later than 8 October 2028.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location plan

Proposed Site Plan (364-204-Rev D)

Proposed elevations (364-205 -C)

Proposed Ground floor plan (364-201 Rev E) and

Proposed First Floor Plan (364-202 Rev E)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 Before the development hereby permitted is first occupied the ensuite bathroom window in the north elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the north elevation, above ground floor ceiling level, of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 5 All soft landscaping approved in the discharge of condition application PL/2026/00996 shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

All hard landscaping approved in the discharge of condition application PL/2026/00996 shall be carried out prior to the first occupation of the any part of the development hereby approved.

REASON: In order that the development is undertaken in an acceptable manner and to ensure a satisfactory landscaped setting for the development and the

protection of existing important landscape features and to protect the setting of the adjacent Conservation Area and listed buildings.

- 7 The dwelling hereby approved shall not be occupied until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2 metres back from the edge of the carriageway, measured along the centre line of the access, to the points to the centre of the carriageway 25 metres to the right and left from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900 mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 8 The dwelling hereby approved shall not be occupied until two car parking spaces have been provided for the new dwelling and 2 car parking spaces have been provided for No 6 Coxhill Lane in accordance with the details shown on the approved plans (drg no. 364-204-Rev D). The parking areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

- 9 The development hereby approved shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme submitted in discharge of condition application PL/2026/00996

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

## **Informative**

- 10 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or

to download the CIL forms please refer to the Council's Website  
<https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

### **Informative**

- 11** The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

### **Informative**

- 12** With regards the discharge of condition 10 the applicant is advised to refer to the comments of the council's drainage team dated 9 October 2024. In addition, any connection to the public sewer will need to be agreed in writing with the Sewerage Undertaker. If the applicant intends to discharge surface water via a soakaway (as suggested in their application form), the surface water drainage strategy must comply with [Developers-guidance-note-surface-water-soakaways-2.pdf](#) ([wiltshire.gov.uk](http://wiltshire.gov.uk)). This sets out the standards that must be met for planning approval and adoption. The applicant should note the requirements set out in this document for site-specific GI to be completed in accordance with BRE 365, to ascertain the infiltration rates for design. The applicant is also referred to the minimum clearance requirements between soakaways and any structure / public highways.

### **Informative**

- 13** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

*Nic Thomas* - Director of Planning, Economy and Regeneration

## NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
  - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
  - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
  - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
  - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. [climate@wiltshire.gov.uk](mailto:climate@wiltshire.gov.uk)