

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

14 July 2026

Dear Sir/Madam

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

Application No:	PL/2026/02471
Proposal:	Discharge of condition 11 (Materials) relating to application PL/2023/07518
Site Address:	Avonpark Village, Winsley Hill, Winsley, Bath, BA2 7FF
On Behalf Of:	Retirement Villages Group c/o agent, c/o agent, c/o agent, c/o agent, W1D 3QB

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 16 April 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 11:

No works shall extend above slab level for the new buildings hereby approved until details and samples of the materials to be used for the external walls and roofs 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.

Submitted Details:

Material Schedule and Specifications (PL/2026/02471)

No objections have been raised by the Landscape Officer in respect of the materials, and the overall material strategy aligns with the design principles established and accepted at the outline planning stage. Furthermore, a site visit was undertaken on 10 July 2026 by the case officer and the Council's Senior Urban Design Officer to inspect the submitted material samples. Following this visit, the Senior Urban Design Officer confirmed in writing that the proposed materials for the external walls and roofs are acceptable and satisfy the requirements of Condition 11. This assessment provides further assurance that the submitted materials will achieve an appropriate appearance and quality of development within this sensitive landscape setting.

Overall, it is considered that the proposed materials represent a high-quality and appropriate palette that will preserve the character and appearance of the area, conserve the qualities of the surrounding National Landscape, and accord with the aims of Core Policies 51 and 57 of the Wiltshire Core Strategy.

The Council's Planning Officer is satisfied that the submitted details, together with the material samples inspected on site on 10 July 2026 and the subsequent confirmation from the Senior Urban Design Officer, are sufficient to satisfy the requirements of Condition 11 of planning permission PL/2023/07518. Accordingly, there is no objection to the discharge of Condition 11.

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

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.