



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/00876
Decision Date: 12/08/2026

Applicant:	Mr John Lee
Particulars of Development:	Change of use of land to provide a Gypsy site, consisting of four pitches and associated hardstanding, landscaping and commercial barn (Revised Proposal following allowed appeal pursuant to PL/2023/00900).
At:	Charlie's Place, Land off Sodom Lane, Grittenham, Royal Wootton Bassett, SN15 4JY

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 before 2 June 2028 (i.e. 3 years from the original consent granted under PL/2023/00900)

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 plans and supporting documents:

Location Plan Drawing No. JL.JH-01

Site Plan Drawing No JL-JH-02 Rev D

Proposed Day Room Floorplan and Elevations Drawing No. JL.JH-03

Proposed barn - Floorplan and Elevations Drawing No. JL.JH-04

Proposed access details Drawing No. JL/JH-05

Access Closure and Hedgerow Planting Details

Arboricultural Method Statement dated September 2025

Drainage Strategy (Dwg 6578-C-SK01 Rev C) dated 27 July 2026

SuDs Section Plan (Dwg 6578-C-SK02 Rev B) dated 27 July 2026

Drainage Modelling (Dwg 6578 SW DX Rev 5.0 SO) dated 27 July 2026

Landscape and Ecological Management Plan dated October 2025

Landscape Scheme and ecological enhancements (Drawing ref: DWG No. 1874-01 Rev: - (Oct 2025))

REASON: To define the terms of this permission.

- 3 The development hereby approved shall not be brought into use unless and until the surface water drainage management measures as set out within the approved drainage strategy 6578-C-SK01 Rev C, SuDs Plan Drawing 6578-C-SK02 Rev B and the associated simulation modelling (6578 SW DS 5.0 SO dated 27 July 2026) have been fully implemented in accordance with the approved details. Thereafter, the approved drainage strategy shall be permanently retained for the lifetime of the hereby approved development.

REASON: To define the terms of this permission.

- 4 The stopping up of the existing field access as shown on the approved plans shall take place in accordance with the approved details within one month of the first occupation of the development. Thereafter, the sole means of vehicular and pedestrian access to the hereby approved development shall be that as shown on the approved plans.

REASON: To define the terms of this permission.

- 5 The hard and soft landscaping scheme alongside the CEZ fencing safeguarding provisions shall be completed in accordance with the details and implementation programme as set out within the supporting LEMP dated October 2025 (produced by the WH Landscape Consultancy Ltd) in accordance with British Standard [BS 4428: Code of practice for general landscape operations (excluding hard surfaces) (or an equivalent British Standard if replaced)].

Any trees or plants which, 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.

REASON: To define the terms of this permission and to secure the necessary mitigation.

- 6** The development hereby approved shall not be brought into use or occupied unless and until the sewage disposal and drainage works have been completed in accordance with the approved plans and supporting drainage strategy.

REASON: To define the terms of this permission.

- 7** The development hereby permitted shall be carried out in full accordance with the recommendations in Section 6 of the Preliminary Ecological Appraisal, Land at Manor Farm, by Wessex Ecology and dated October 2022.

None of the caravans or day rooms shall be occupied until the mitigation measures have been completed in accordance with the recommendations, and they shall thereafter be permanently retained for the lifetime of this permission.

REASON: To define the terms of this permission and to secure the necessary ecological safeguards.

- 8** None of the caravans or day rooms hereby permitted shall be occupied until the access, passing bay and parking areas have been completed in accordance with the details shown on the approved plans.

These facilities shall be permanently retained thereafter.

REASON: To define the terms of this permission.

- 9** The site shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1: Glossary of the Planning policy for traveller sites, December 2024 (or its equivalent in replacement national policy).

REASON: To define the terms of this permission.

- 10** No more than 8 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, of which no more than 4 shall be static caravans, shall be stationed on the site at any time. The caravans shall be sited in accordance with the approved drawing numbered JL-JH-02 Rev D - Site Plan.

No caravans shall be stationed or stored within the barn.

- 11** No commercial activities shall take place on the site, including the storage of materials, except within the approved barn, which shall be used only for storage in connection with the maintenance of agricultural land and in connection with any landscaping business operated by the occupants of the site and for no other purpose.

REASON: To define the terms of this permission.

- 12** No external lighting shall be installed on the site other than in accordance with details that have first been submitted to, and approved in writing by, the local planning authority.

REASON: To define the terms of this permission.

13 There shall be no raising of existing ground levels on the site.

REASON: To define the terms of this permission.

Nic Thomas - Director of Planning, Economy and Climate

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