

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04405
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	21, Leaffield Way, Leaffield Industrial Estate, Corsham, SN13 9SW
DEVELOPMENT DESCRIPTION:	Discharge of condition 3 (Cycle parking and shower facilities) relating to application (PL/2025/05524)
RECOMMENDATION:	Conditions 3 of PL/2025/05524 be DISCHARGED

REASON FOR APPLICATION

Application PL/2025/05524, *change of use from mixed-use B1, B2 and B8 to mixed-use Use E (d, e & g), B2 and B8* was granted planning permission on 24.10.2025 subject to 4 conditions.

Condition 3 requires details to be submitted to an approved prior to a change of use.

This application is requesting discharge of condition 3.

CONDITION OF PL/2025/04405 REQUESTING DISCHARGE

Condition 3 states:

No change of use to Classes E (d) or E (e) shall take place until details of secure covered cycle parking and changing and/or shower facilities has been submitted to and approved in writing by the Local Planning Authority. The submitted details should accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation (within Classes E (d) or E (e)) of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

REPRESENTATIONS

Councils Highways Team:

The plans submitted show the facilities proposed for changing/shower facilities within the main building. The cycle parking provision is detailed on the proposed car park layout and shows 5 no Sheffield stands outside with details of the type of shelter also submitted. This would provide some 10 cycle parking spaces. I believe that the condition can now be discharged in relation to highways.

INFORMATION PROVIDED WITH THIS APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested condition for discharge is 3 of PL/2025/05524	Signed and dated on 14.07.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
Copy of Decision Notice	Confirming condition wording associated with PL/2025/05524	Dated 24.10.2025	
Site Location Plan	SP1971, Rev A Showing extent of application site	Dated 12.05.2020	
Proposed Ground Floor Plan	25115/003, Rev A Showing floorplan including shower facilities	Received 15.07.2026	Representation from the Councils highways team confirms that detail is sufficient to discharge condition 3
Ancillary Building Plan	25115/004, Rev A Showing closer view of changing rooms and shower facilities	Received 15.07.2026	
Site Plan	25-055/P/004 Showing proposed area for bike store	Received 15.07.2026	
Design specification for bike store	Provided by 'the shelter expert' '10 cycle open front shelter'	Received 15.07.2026	

CONCLUSION

Consultation with the Councils highways teams resulted in confirmation that the detail provided meets the aims of condition 3 to such a degree that the change of use can commence.

RECOMMENDATION: Condition 3 of PL/2025/05524 be DISCHARGED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the following details submitted under this application are consistent with the pre-commencement aims of condition 3 of PL/2025/05524

Proposed ground floor plan, 25115/003

Ancillary building plan, 25115/004

Site plan, 25-055-P0004

- The requirement of Condition 3 for the facilities to be provided in accordance with the approved detail and made available for use prior to first occupation remains.
- This decision should be read in conjunction with PL/2025/05524