

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02408
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	New Farm, Back Lane, Alderton, Chippenham, SN14 6NW
DEVELOPMENT DESCRIPTION:	Discharge of condition 4 (rooflight/blind), 5 (external lighting), 6 (ground investigation and remediation strategy), 9 (stopping up) and 11 (parking) for application PL/2025/09341
RECOMMENDATION:	Conditions 5, 9, and 11 of PL/2025/09341 can be DISCHARGED, Condition 4 CANNOT BE DISCHARGED.

REASON FOR APPLICATION

Application PL/2025/09341 *Variation of condition 1, 2, 3, 10, 11, 13, 14, 16 and 19 of PL/2022/01245 (approved plans) to allow changes in the Barn 4 design* was approved on 05.02.2026 subject to 17 conditions.

Conditions 4, 5, 6, 9, 11, and 13 require details to be submitted to and approved by the Local Planning Authority at certain trigger points.

This application is requesting discharge of conditions 4, 5, 6, 9, and 11. At the time of writing, no application for the discharge of condition 13 has been made.

CONDITIONS OF PL/2025/09341 REQUESTING DISCHARGE

Condition 4 states:

Notwithstanding the details shown on the approved plans, the rooflights hereby permitted to serve barn 4 shall be installed with glazing designed to minimise upward and outward light emission.

a) Details of the proposed rooflight glazing specification, including details which demonstrate light-spill reduction performance, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

b) The approved rooflights shall be installed in accordance with the approved detail, and maintained as such thereafter.

REASON: In the interests of visual amenity, to ensure appropriate and adequate protection and mitigation for ecological receptors and existing important landscape and historic features.

Condition 5 states:

a) Notwithstanding the details shown on the approved plans, no external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE)", have been submitted to and approved in writing by the Local Planning Authority.

b) Any approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Condition 6 states:

a) Prior to any intrusive groundworks taking place on site, an investigation of the history and current condition of the site shall be carried out, and the following steps shall be taken:

i) A written report detailing the previous uses of the site and any adjacent sites for at least the last 100 years shall be submitted to and approved in writing by the Local Planning Authority. The report must include, but not necessarily be limited to, a description of the current condition of the site with regard to any activities that may have caused contamination, and confirmation of whether or not it is likely that contamination may be present on the site, along with the potential impact of any adjacent sites.

ii) Where the findings of (i) indicate that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance. The resulting report shall be submitted to and approved in writing by the Local Planning Authority.

iii) Where the findings of (i) or (ii) indicates that remedial works are required, a detailed remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

b) Where remedial works have been identified as necessary under (a)(iii), development must be carried out in accordance with the approved remediation scheme. Prior to the

occupation of the development hereby approved, a report demonstrating that works have been completed in accordance with the remediation strategy shall be provided to and approved by the Local Planning Authority.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Condition 9 states:

a) No dwelling hereby approved shall be first occupied until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority.

b) Stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. c) No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

Condition 11 states:

No dwelling hereby approved shall be first occupied until a plan showing the provision of car parking for each plot has been submitted to, and approved in writing by the Local Planning Authority.

a) The parking shall be provided on the basis of 2 spaces for the 2 and 3 bedroom units and 3 spaces for the 4 bedroom units in accordance with the adopted parking standards.

b) Parking spaces shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and highway safety

RELEVANT LEGISLATION, POLICY AND GUIDANCE

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

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

REPRESENTATIONS

Conservation: Further information required

The type of roof light detailed in the submission appears acceptable; however the details provided do not include a section through the roof surface, therefore we can not confirm if the works would break the plane of the roof. We advise that if confirmation can be provided to demonstrate that rooflights are flush with the roof surface the condition could be discharged.

The details of the external lighting appears acceptable as does the proposed location of the EV charging points.

Drainage: No representation at the time of writing

Ecology: Further information required

[...] Condition 4 requires rooflights on Barn 4 to use glazing that minimises upward and outward light spill. Specifications submitted (VELUX Heritage conservation roof window, GCL Glazing 01) state light transmittance 0.75, but it is unclear whether this metric demonstrates compliance. [...]

Highways: No objection

I can confirm that the drawings provided are adequate to discharge conditions 9 (stopping up) and 11 (parking) for application PL/2025/09341.

The applicant is reminded that amending an access or constructing a new vehicular access to the highway must be completed under licence and information is provided here under the following informative.

Informative

The application involves the creation of a new vehicle access. 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 and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Landscape: No objection

The information provided is sufficient to discharge Condition 4 - Roof light and blind and Condition 5 - Lighting.

Public Protection: Further information required

Having read through the Desk Study and Ground Investigation Report P1156/CS-2253 dated 04/09/2024 and the Remediation Strategy P1156/CS-2583 dated 10/12/2024 we are happy to partially discharge condition 16, however the final step of condition 16 (iii) is outstanding.

As such the condition cannot be fully discharged at this point.

Please consult us again when the remediation completion report has been submitted.

I also note that within the Desk Study and Ground Investigation Report P1156/CS-2253 dated 04/09/2024 and the Remediation Strategy P1156/CS-2583 dated 10/12/2024 reference was made to asbestos. I want to highlight the importance of completing the building asbestos survey and ensuing a licensed asbestos contractor is used to remove and dispose of the asbestos appropriately.

Lighting:

We have reviewed the Lighting Strategy dated April 2026, Reference 1103/20. We are happy to discharge condition 5. The development will be carried out fully in accordance with the Lighting Strategy plan at all times

INFORMATION PROVIDED WITH THE APPLICATION

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

Application form	Indicating that the requested conditions for discharge are Conditions 4, 5, 6, 9, and 11 of PL/2025/09341	Signed and dated on 14.04.2026	Sufficient to clarify the reason for application and to provide additional
Copy of Decision Notice	Confirming approval of details associated with conditions 3, 6, and 13 associated with	Dated 29.07.2025	

	PL/2022/01245 – discharge of conditions application made under application PL/2025/02122		supporting information.
Copy of Decision Notice	Confirming discharge of conditions 8, 10, 14, 18, and 19, as well as partial discharge of condition 16 associated with PL/2022/01245 – discharge of conditions application made under application PL/2025/01256	Dated 02.04.2025	
Location Plan	1938-SLP Identifying the site under PL/2022/01245 and PL/2025/09341	Dated 23.01.2018	
Desk Study and Ground Investigation Report	P1156/CS-2253 Prepared by T&P Regeneration Ltd Providing detail for desk study and ground investigations including: - Environmental setting - Site models - Ground conditions - Laboratory analyses - Risk assessments - Waste assessment - Recommendations	Dated 04.09.2024 Received 14.04.2026	Representations from the Councils Conservation and Ecology teams indicate that further information is required in order to discharge condition 4
Remediation Strategy	P1156/CS-2583 Prepared by T&P Regeneration Ltd Providing detail including: - Remediation strategy - Management of works	Dated 10.12.2024 Received 14.04.2026	Representation from the Councils Highways, Public Protection, and Landscape Teams raises no objection to the discharge of conditions 5, 9, and 11
Closure Plan	19803-TUM-DD-XXX-1101 Rev A Demonstrating the proposed extension to existing wall to close up private access	Dated 28.02.2025 Received 14.04.2026	
Parking and EV Charging points	ALD-054 Rev A Demonstrating parking plan and location of EV charging points	Dated 07.02.2025 Received 14.04.2026	
Lighting Strategy	1103/201 Prepared by EDS lighting	Dated 13.04.2026	

	Providing detail on lighting strategy for plot 4	Received 14.04.2026	
Velux Roof Window specification	'Heritage Conservation Roof Window' Cross sections etc	Received 14.04.2026	
Velux Blinds Specification	'Solar Blackout Energy Pleated Blind FSC' Technical information etc	Received 14.04.2026	

CONCLUSION

Representations from the Councils Conservation and Ecology teams indicate that further information is required in order to discharge condition 4.

Representation from the Councils Public Protection team indicates that further information is required in order to discharge condition 16.

Representation from the Councils Highways and Landscape Teams raises no objection to the discharge of conditions 5, 9, and 11.

RECOMMENDATION:

Conditions 5, 9, and 11 of PL/2025/09341 can be DISCHARGED, Condition 4 CANNOT BE DISCHARGED.

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the following detail submitted under this application (PL/2026/02408) meets the aims of conditions 5, 9 and 11 of PL/2025/09341 and are consequently approved:

Lighting strategy, 1103/201, Prepared by EDS lighting, dated 13.04.2026

Remediation Strategy, P1156/CS-2583, dated 10.12.2024

Desk Study and Ground Investigation Report, P1156/CS-2253, dated 04.09.2024

Parking and EV Charging points, ALD-054 Rev A, dated 07.02.2025

Closure Plan, 19803-TUM-DD-XXX-1101 Rev A, dated 28.02.2025

- The requirements of Condition 4 have not been met by the detail submitted under this application (PL/2026/02408).
- The requirements of Condition 5 for the approved lighting to be installed and maintained in accordance with the approved details and for no additional external lighting shall be installed remains.
- The requirements of Condition 9 for the stopping up to take place in accordance with the approved details within one month of the first occupation of the development remains.
- The requirements of Condition 9 for the sole means of vehicular and pedestrian access to the development to be as shown on the plans approved under PL/2025/09341 no later than one month after the first occupation of the development remains.
- The requirements of Condition 11 for parking spaces to not be used other than for the parking of vehicles in connection with the development hereby permitted remains.
- The application involves the creation of a new vehicle access. 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 and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
- This decision should be read in conjunction with PL/2025/09341