

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04551
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	Land at Saltersford Lane, Chippenham
DEVELOPMENT DESCRIPTION:	Discharge of condition 3 (slab levels and materials) on PL/2024/11691
RECOMMENDATION:	Details submitted in compliance with Condition 3 of PL/2024/11691 be APPROVED

REASON FOR APPLICATION

Application PL/2024/11691, *Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/322502) for the erection of 70 dwellings together with associated infrastructure and engineering works* was granted consent on 24.04.2026 subject to 14 conditions including conditions requiring submission and approval of further detail.

Conditions 2 and 3 require the submission and approval of detail prior to commencement of development.

Conditions 4, 5, 7, 8, 9 and 10 require the submission and approval of detail at other defined times.

Application PL/2026/02498 approved details for condition 2.

This application seeks the discharge of condition 3.

Application PL/2026/05280 is requesting the discharge of condition 4 which, at the time of writing, is pending decision.

Application PL/2026/04552 is requesting the discharge of condition 5 which, at the time of writing, is pending decision.

Application PL/2026/05244 is requesting the discharge of condition 7 which, at the time of writing, is pending decision.

Application PL/2026/03772 is requesting the discharge of condition 8 which, at the time of writing, is pending decision.

Application PL/2026/05279 is requesting the discharge of condition 9 which, at the time of writing, is pending decision.

Application PL/2026/06052 is requesting the discharge of condition 10 which, at the time of writing, is pending decision.

RELEVANT CONDITION OF PL/2024/11691

Condition 3 states:

No development shall commence on site above slab level until a sample wall panel for brickwork and stone work, not less than 1 metre square for each material, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

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

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

[National Design Guide \(NDG\)](#)

[Wiltshire Design Guide \(WDG\)](#)

[Chippenham Design Guide \(CDG\)](#)

REPRESENTATIONS

Councils Landscape Team: No objection

I am happy with the material choice shown and have no comment.

INFORMATION PROVIDED WITH THIS APPLICATION

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

Revised Application form	Indicating that the requested condition for discharge is Condition 3	Signed and dated on 20.07.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
Covering Letter	Prepared by Backhouse, reiterating the condition for discharge and the detail being provided	Dated 20.07.2026	
Copy of Decision Notice	Confirming condition wording associated with PL/2024/11691	Dated 24.04.2026	
8X Photos	Showing 2X sample panels on site and clearly showing the size of the panels.	Received 20.07.2026	Sufficient to allow for assessment against the aims of the condition, assessment made under the reserved matters application, and relevant design guides.

ASSESSMENT

The submission includes clear photographs of the sample panels, measuring no less than 1m X 1m, for the brickwork and stonework. The photographs clearly show that the panels have been constructed on site and show materials that acceptably meet the aims of the condition.

Representation received from the Council's landscape team confirms that the details submitted in support of this application satisfy the pre-commencement requirements of condition 3.

CONCLUSION

The submitted sample panel details should be APPROVED in connection with condition 3

RECOMMENDATION: Details submitted in compliance with Condition 3 of PL/2024/11691 be APPROVED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the materials shown on photographs submitted under this application provide details which are consistent with the pre-commencement aims of condition 3 and, as such, should be approved.
- There remains a requirement for the panels to be left in position for comparison whilst the development is carried out.
- There remains a requirement for development to be carried out in accordance with the approved samples.
- This decision should be read in conjunction with PL/2024/11691.