Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/05398

Decision Date: 30 August 2023

Applicant:	Helen Roberts 224 Bath Road, Shaw, Wiltshire, SN12 8EG
Particulars of Development:	Erection of outdoor riding arena and change of use of the land to equestrian use (retrospective)
At:	Land North of 224, Bath Road, Shaw, Wiltshire, SN12 8EG

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

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 the following conditions:

Conditions:

1 The development hereby approved is subject to the following approved plans and documents:

Location plan scale 1:1250 drg no. BDS-06-2023-4
Block plan scale 1:500 drg no. BDS-06-2023-2
Elevations scale 1:100 drg no. BDS-06-2023-1
Cross section scale 1:20 drg no. BDS-06-2023-3

REASON: For the avoidance of doubt and in the interests of proper planning.

2 Notwithstanding the submitted plans no external lighting shall be installed on the site (as defined by the red lined location plan drg no. BDS-06-2023-4) until plans showing the type of light appliance, the height and position of fitting, illumination levels, and light spillage in accordance with 'Guidance Note 1 for the reduction of obtrusive light 2021' have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be 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.

3 The arena hereby permitted shall at no time be used for any commercial purposes whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: To define the terms of this permission and in the interests of highway safety and/or to protect the living conditions of nearby residents.

Parvis Khansari **- Corporate Director, Place**

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