Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/05769

Decision Date: 12 October 2023

Applicant:	Mr. and Mrs. Rogers 57 Strathmore Potters Hill, Crockerton, Wiltshire, BA12 8AD
Particulars of Development: **At:**	Erect stables with roof-mounted solar PV array Strathmore, 57 Potters Hill, Crockerton, Warminster, BA12 8AD

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: (8)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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 approved plans:

- Location plan and existing site plan ref. 10373-P-02-A.
- Proposed elevations, site, floor and roof plans ref. 10373-P-01 rev C received 14/09/23.

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

3 No development shall commence onsite until details of the arrangements for the storage and/or disposal of manure and other material derived from the keeping of horses or livestock have been submitted to and approved by the Local Planning Authority. The details are to include a plan illustrating where the material will be stored and details of the construction and

design of the structure/enclosure within which the material will be stored. The storage of manure and other material derived from the keeping of horses or livestock shall only be carried out in accordance with the approved details.
REASON: in the interests of residential amenity.

4 No development shall commence until a written programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This shall include details of onsite and offsite work, such as the analysis, publishing and archiving of the results.
The programme of archaeological work shall be carried out in accordance with the approved details and shall be conducted following the standards and conditions for such work as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.
REASON: the application site is located within the medieval core of Crockerton, and there is a good chance that groundworks associated with construction would impact upon as yet unrecorded archaeological features and/or deposits associated with these earlier phases of the settlement. This condition is required to enable the recording of any matters of archaeological interest.

5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans.
REASON: in the interests of visual amenity and the character and appearance of the area.

6 No deliveries of building materials should be made to site between the hours of 8.30 – 9.00am and 15.00-15.35pm.
REASON: in the interests of highway safety.

7 The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed. At no time shall it be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.
REASON: In the interests of highway safety and to protect the living conditions of nearby residents.

8 No external lighting shall be installed on the development site without the prior written approval of the Local Planning Authority.
REASON: the application site occupies a prominent and sensitive position in the AONB, where lighting could result in negative impacts on landscape character.

Informatives: (3)

9 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

10 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

11 Should the applicant intend to apply for permission to install lighting at a future date, the lighting should conform to the Institute of Lighting Engineers Guidance for Environmental Zone EO.

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