Wiltshire Council

# The Town and Country Planning Act 1990

## Approval of Full Planning Permission with Conditions

## Application Reference Number: PL/2023/04668

## Decision Date: 12 September 2023

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| **Applicant:** | Mrs V Rieunier<br>C/o Woolley & Wallis, 4-5 Hughenden Yard, High Street, Marlborough, Wiltshire, SN8 1LT |
| **Particulars of Development:** | Construct a manège to provide a year-round training facility for personal use and change the use of the land to a sui generis mixed agricultural and equestrian use |
| **At:** | Land North of Finches Lane, Finches Lane, Baydon, Marlborough, SN8 2JN |

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:** (6)

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 and details:

- Location plan ref. VR-LDP-02.
- Block plan ref. VR-LDP rev A.
- Reprofiling cross section ref. VR-CS-01.
- Proposed fence elevations, section and sample materials received 09/06/23.
- Typical section with geotextile membrane received 09/06/23.
- Amendment to Drainage Plan received 03/08/23.
- Drainage map ref. VR-DP-02.

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

3 Prior to the commencement of the development hereby approved, a detailed surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy must comply with Wiltshire Council's Surface Water Soakaway Guidance, which sets out the standards that must be met for planning approval and adoption. The submitted details must include:

- Soakage tests undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible.
- Calculations that demonstrate that the soakaway has been designed for:

- 1 in 100yr + cc flows;
- Half drain time <24hrs; and
- An appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance.

- Cross-section drawings of the proposed manege (to demonstrate the surface types) and confirm there will not be an increase in impermeability.

The development shall then be undertaken in full accordance with the approved drainage details, and the drainage arrangements shall be maintained and retained thereafter.

REASON: to ensure the development can be adequately drained in a manner that would not prejudice the safe and efficient operation of the M4 motorway and to protect the integrity of the motorway geotechnical and drainage assets.

4 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.

5 The development hereby permitted shall be for private use only and shall at no time 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.

6 No external lighting shall be installed on site unless 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.

**Informatives:** (3)

7 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.

8 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.

9 The discharge to the watercourse the applicant will need to apply for Land Drainage Consent. Wiltshire Council issues land drainage consents for discharges to ordinary watercourses and also for any works within 8m.
The climate change allowance for this location is 40%.

*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