Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2021/04656

Decision Date: 09 December 2021

Applicant:	Neil Mulholland Racing Conkwell Lodge Racing Stables, , Road From 216 Blackberry Lane South, Conkwell, Limpley Stoke, BA2 7FD
Particulars of Development: **At:**	Erection of onsite equestrian related gymnasium facility Conkwell Lodge Racing Stables, Conkwell, Limpley Stoke, Wilts, BA2 7FD

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: (5)

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:

Site Location plans (1 and 2), Proposed Elevations, Proposed Floor Plans, Alternative Building Search Plan and Landscape Report - received 17 May 2021; Design and Access Statement - received 18 May 2021; Lighting Specification - received 24 June 2021; Preliminary Ecology Appraisal (IES March 2021), Proposed Site Plan, Proposed Landscape Plan and Full Light Spill Analysis - all recevied 18 October 2021.

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

3 No development above slab level shall commence on site until exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

NOTE: Samples should be left on site for inspection as part of an application to discharge the condition

4 No additional external light fixture or fitting, other than already specified on the Proposed Gym Facility Lighting Proposal. Ref 19365-P-04A. (Landesign Associates, June 2021), will be installed within the application site unless details of existing and proposed new lighting have been submitted to, and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation and shall be carried out in full accordance with the approved details.

REASON: To avoid illumination of habitat used by bats.

5 The development shall be carried out in strict accordance with the enhancement measures recommended in Section 5.4 *Opportunities for Enhancement* of the submitted Preliminary Ecological Appraisal prepared by IES Consulting (March 2021). The building shall not be first brought into use until a new native hedgerow has been planted along the northern boundary of the site using native species designed to attract pollinator species, and a bird box has been installed on the northern elevation of the building underneath the eaves.

REASON: In order to secure a net biodiversity gain for the proposal

Sam Fox - **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).