Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Lower Farm, The Dovecote

Address Line 1

Easton Town

Address Line 2

Address Line 3

Wiltshire

Town/city

Sherston

Postcode

SN16 0PS

Description of site location must be completed if postcode is not known:

Easting (x)

386029

Northing (y)

186160

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Penrose

Company Name

Address

Address line 1

The Dovecote, Lower Farm

Address line 2

Easton Town

Address line 3

Sherston

Town/City

Malmesbury

County

Country

United Kingdom

Postcode

SN16 0PS

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

The current system of foul water drainage from the dwelling, consisting of a fully-buried septic tank and drainage fields, was installed c. 1990. Professional survey of the drain internal pipework has revealed evidence of degradation & impending failure of the drainage fields, which would result in domestic effluent backing up to the dwelling. It is proposed to replace the septic tank with a Tricel Novo UK6Gravity (Product No. TGUK0602) electrically-powered, sewage treatment plant (STP). This STP will be installed within The Dovecote property, close to the location of the existing septic tank, which will become redundant. The TGUK0602 STP will be installed mostly below ground, protruding only 330 mm above ground level over a maximum area of approx. 0.7 sq. metres. STPs are regarded as an ecological improvement over septic tank systems as they discharge treated water of high purity rather than untreated effluent. The Environment Agency has been consulted; this proposal will comply with its general binding rules for the discharge of domestic sewage to surface water, negating the need for a permit to discharge. The STP will be installed and commissioned by a professional company, which will consult Wiltshire Council Building Control before & during installation, so ensuring full compliance with current regulations & legislation. It is believed that this system complies with the latest & highest standard for domestic sewage treatment & discharge.
The Dovecote is a Grade II Curtilage Listed property, but no alteration to the fabric of the building(s) is proposed or envisaged.

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

◯ Yes
⊘ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

◯ Yes
⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2023/01312

Date (must be pre-application submission)

02/10/2023

Details of the pre-application advice received

The proposal is NOT Permitted Development. A Planning Application IS required.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
The Dovecote, Lower Farm

Number:

Suffix:

Address line 1:
Easton Town

Address Line 2:
Sherston

Town/City:
Malmesbury

Postcode:
SN16 0PS

Date notice served (DD/MM/YYYY):
02/11/2023

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Peter

Surname

Penrose

Declaration Date

02/11/2023

- [x] Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Peter Penrose

Date

2023/11/29

Amendments Summary

The Location Plan has been revised to show the whole site (red line,) and land & property (blue line) owned outside the site.