The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/09442
Decision Date: 3rd January 2024

Applicant:	Mr & Mrs B Ashford-Russell New Leaze Farm, East Knoyle, Salisbury, SP3 6AU
Particulars of Development:	Construction of a swimming pool and relocation of a glasshouse and tennis court with an associated change of use from agriculture to ancillary residential, erection of a boundary wall and formation of new access track to replace existing
At:	New Leaze Farm, East Knoyle, Salisbury, SP3 6AU

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: (7)

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 Plan 21161 - 6 Rev B dated 12.10.23
Proposed Site Plan 21161 - 5 Rev C dated 24.07.23
Existing and Proposed Plans and Elevations of Summerhouse 21161 - 6 dated 06.04.23

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

3 The access track hereby permitted shall be completed in accordance with the approved plans prior to the commencement of development of the approved swimming pool, summerhouse and boundary wall.

REASON: In the interests of maintaining access to the existing public right of way.

4 The existing tennis court shall be removed and the land returned to grassland within 28 days of the

completion of the new tennis court.

REASON: In the interests of the landscape character.

5 The materials to be used in the construction of the boundary wall hereby permitted shall match in material, colour and texture those used in the existing dwelling

REASON: In the interests of visual amenity and the character and appearance of the area.

6 The construction of the proposed boundary wall shall be carried out in accordance with the approved details prior to the swimming pool being brought into use

REASON: In the interests of visual amenity and the character and appearance of the area.

7 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the swimming pool. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the use of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Informatives: (1)

8 Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site.

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