Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/09936

Decision Date: 08 January 2024

Applicant:	Chickpea (QH) Ltd The Queen's Head, Broad Chalke, Salisbury, SP5 5EN
Particulars of Development:	Removal of condition 3 on 21/02324/FUL to enable permanent change of use of land to beer garden associated with The Queens Head
At:	Land bounded by High Road and the Causeway, Broad Chalke, Salisbury, SP5 5EN

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (6)

1 The development hereby permitted shall be begun before 27th May 2024.

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 Date Received 16.11.23
Proposed Table Layout Plan Date Received 08.01.24
Images of the Gate, Post and Rail Fencing detail as received in an email by the Local Planning Authority dated 08.01.24

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

3 The use of the land hereby permitted shall only take place between the hours of 1100hrs and 2000hrs in the months of April and September, and between the hours of 1100hrs and 2100hrs in the months of May, June, July and August. The use shall not take place at any time from the 1st October to the 31st March inclusive and within this time period, all chairs, parasols and any other associated paraphernalia (with the exception of the tables that shall remain), shall be removed from site and stored elsewhere off the land.

REASON: In the interest of residential amenity, privacy and the appearance of the Conservation Area and wider AONB.

4 The use of the land hereby permitted shall be managed in strict accordance with the submitted Noise Management Plan date received 19th December 2023.

REASON: In the interest of residential amenity and privacy.

5 There shall be no sound-amplifying equipment, loudspeaker, or public address system shall be installed/operated or music played within the use of the land hereby approved.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

6 No external light fixture or fitting or parasol heater shall be installed within the application site.

REASON: To avoid illumination of the area in the interests of residential amenity and the wider AONB.

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