Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10270

Decision Date: 23 January 2024

Applicant:	Mr Mark Lucas Furze Farm, Sherfield English Road, Landford, Wiltshire, SP5 2BD
Particulars of Development:	Change of use of agricultural land to equestrian and the erection of a stable block for use as a Livery (retrospective).
At:	Furze Farm, Sherfield English Road, Landford, Salisbury, SP5 2BD

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 Within six months of the date of this decision, the development hereby permitted and the alterations to the stable building hereby approved shall be carried out and completed in accordance with the following approved plans:

DWG No: 03 Rev B Site Location Plan with Fencing details Date Received 17.01.24
DWG No: 01 Rev C Proposed Site Layout Plan with Parking and Manure Storage Details Date Received 17.01.24
DWG No: 02 Rev D Proposed Elevations and Floor Plan with lighting details Date Received 22.01.24
Statement of Works Date Received 22.01.24

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

2 The development hereby permitted shall only be used for the private stabling of horses and/or for livery purposes, the storage of associated equipment and feed and the land and building shall at

no time be used for any commercial purpose in connection with equestrian tuition or leisure rides. The uses hereby approved and as shown by the red and blue lines on approved drawing DWG No: 01 Rev C, shall only be carried on in association with the occupation/residential use of the adjacent Furze Farm (as denoted by the blue land), for the lifetime of the development. There shall be no subdivision of the planning unit.

REASON: In order to protect the living conditions of nearby residents and the rural character of the area.

3 The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

4 The development hereby permitted shall not be first brought into use until the area between the fence line at the northern side of the access parallel to Sherfield English Road and the fence at a 90 degree angle to it adjacent to the boundary of Hobbs Copse has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

5 No part of the development hereby approved shall be first brought into use until enough space for the parking and turning of [4] vehicles together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

6 Notwithstanding the submitted lighting detail, any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E2 as defined by the Institute of Lighting Professionals ‘Guidance Notes for the Reduction of Obtrusive Light’ 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To ensure appropriate levels of amenity are achieved.

7 The stable block building hereby permitted shall not be used at any time for overnight residential accommodation purposes.

REASON: In the interests of the River Test catchment, where any new overnight accommodation may not be permitted without appropriate mitigation for nutrients.

Informatives: (2)

1 **SAFETY/REINSTATEMENT WORKS**
The applicant should note that no works should be undertaken on the footpath without prior consultation with the Rights of way Countryside Access Officer (CAO) (Contact rightsofway@wiltshire.gov.uk). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

2 **GATES AND STILES**
The applicant should note that no gates, fences or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

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