Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08886

Decision Date: 14 February 2024

Applicant:	Mrs Katie Hares Malthouse Farm, Court Lane, Corsley, Wiltshire, BA12 7PA
Particulars of Development:	Retrospective change of use from residential and agricultural to dog boarding, day care, grooming, storage and associated car parking.
At:	MALTHOUSE FARM, COURT LANE, CORSLEY, WARMINSTER, BA12 7PA

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:

1 This permission relates to the following approved plans and documents:

- Location Plan dated 12/10/2023
- Drawing No: 51225/01/001 (Location Plan, Site Plan, Vending Shed Elevations and Floor Plan, Storage Container Elevations and Floor Plan and Grooming Trailer Elevations and Floor Plan) received 13/10/2023
- Supporting Statement received 26/10/2023 (it is noted that Section 2 of this Statement refers to the premises having a licence for 32 dogs however it has since been confirmed in writing by the applicant's agent that the licence is in fact for 30 dogs)
- Noise Management Plan Version 2 received 14/12/2023

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

2 The use hereby approved shall be limited to there being no more than 30 dogs on the

application site at any one time.

REASON: This number of dogs is considered acceptable however more dogs than this number raises potential concerns in terms of the impact on residential amenity and highway safety.

3 The use hereby approved shall be managed strictly in accordance with the approved Noise Management Plan Version 2 (received 14/12/2023) at all times.

REASON: To minimise potential noise disturbance to neighbouring properties to an acceptable level.

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

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy