Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/10418

Decision Date: 14 February 2024

Applicant:	Stonehenge Campsite Ltd c/o Benchmark Development Planning Ltd, 3 Harnwood Rd, Salisbury, SP2 8DD
Particulars of Development: **At:**	Variation of conditions 1, 2 and 5 of PL/2022/04655 Stonehenge Campsite, Berwick Road, Winterbourne Stoke, Salisbury, SP3 4TQ

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 use and development hereby permitted shall be in accordance with the following plans:

Location Plan BEN 0001A
Site Layout Plan - Proposed (30/112023) LDS/10809.01-BD1 REV A (30.11.23)
Existing Plan (reception) Gbsj//p/01 dated sept 2023
Reception and awning details BEN 10 dated 30/11/12

No operational development or infrastructure shall be provided other than as agreed by subsequent planning permission(s).

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

2 The use of the land shall be for holiday purposes only and shall be limited to a campsite for touring caravans/camper vans/motorhomes and tents only. The glamping pitches as coloured blue on the approved site layout plan shall be ‘pods', 'yurts’ or one bus (pitch 31) as annotated on the approved site layout plan (Drawing No. LDS/10809.1-BD1 REV A (30.11.23). There shall be no static caravans or mobile

homes stationed on the site at any time on any pitch. An up to date register of names and main home addresses of all holiday occupants shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

REASON: To define the use of the land in the interests of the character and appearance of the locality and having regard to the location of the site within the open countryside.

3 One touring caravan, campervan or motorhome is permitted to be stationed on the hardstanding pitch numbered 30 on the approved site layout plan (Drawing No. LDS/10809.1-BD1 REV A [30.11.23]) for the use/occupation of the site warden(s) only. The allocated site warden's pitch shall not include any other touring caravan, campervan, motorhome, static caravan, mobile home, permanent structure or building. There shall be no permanent or unrestricted residential occupation as a person's primary place of residence on any pitch or on any other part of the land within the site area other than as defined in relation to pitch number 30 for the use of the site warden(s) only.

REASON: In the interests of the character and appearance of the locality and having regard to its location within open countryside where new, unrestricted residential use would not be permitted.

4 The proposed 'reception' accommodation shall be stationed on site in accordance with the submitted details, as shown on approved drawing number GBSh//p/01 dated Sept 2023. The approved reception shall be retained in accordance with the approved details and shall not be relocated to any alternative site within the campsite. An awning is permitted to be included as part of the reception in strict accordance with the detail shown on drawing number BEN10 dated 30/11/23.

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

5 The use of the land, as shown edged in red on the approved location plan, for festivals, rallies, weddings and other occasional events shall be limited to 28 days in any calendar year.

REASON: In the interests of amenities of residential properties in the locality.

6 There shall be no amplified music played on the site, as shown edged in red on the approved location plan, until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan should be based on a noise assessment which examines the impact of the use of indoor and outdoor events which include amplified music on existing residential properties. All events with amplified music will be carried out in accordance with the agreed Noise Management Plan.

The Noise Management Plan shall include undertakings and procedures for:

i. The number, frequency and duration of events to be held each year;
ii. Timings for music;
iii. Location of speakers;
iv. Target noise levels at specific monitoring points;
v. Procedure for sound level monitoring and recording results;
vi. Communication with local community;
vii. Noise complaints policy;
viii. The annual review of the approved Noise Management Plan and, if necessary, the submission and approval of a revised Noise Management Plan.

REASON: In the interests of residential amenity.

Informatives: (3)

In the interests of clarity, the land outside the application site, as shown edged in red on the approved plans, does not benefit from any permission for use in association with the permitted campsite use. There are no permitted development rights for the temporary use of land under the Town and Country Planning (General Permitted Development) (England) Order 2015 (SCHEDULE 2 PART 4 Class B) where the land in question is a building or is within the curtilage of a building. The holding of events within the existing agricultural building to the south of the site, or land within its curtilage, constitutes a breach of planning which is not permitted. Aside from the potential breach of planning, the Council would express significant safety concerns with the use of the building which is not adapted for such uses.

The applicant should engage an Acoustic Consultant to inform the production of the Noise Management Plan. The consultant should carry out a thorough background noise survey and noise assessment using noise criteria within the Code of Practice on Environmental Noise Control at Concerts (Noise Council).

The applicant is advised that, in respect of the new reception facility, this permission authorises the use of land for the stationing of a non-permanent structure only and does not authorise the construction of a permanent building.

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