Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2022/06762

Decision Date: 06 March 2024

Applicant:	Mr Francis Whiting SCOTLAND LODGE FARM, A303 Yarnbury Hill Dual Carriageway, Winterbourne Stoke, Salisbury, United Kingdom, SP3 4TF
Particulars of Development:	Amendment to planning approval 17/07037/FUL for change of use from "company leadership and teambuilding/leadership development" to tourism. Alterations to site arrangement from 5 no. yurts to 3 no. yurts, 1 no. nissen hut and 1 no. shepherds hut across 3 glamping pitches
At:	Scotland Lodge Farm, Winterbourne Stoke, SP3 4TF

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: (13)

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:
Plan Reference: BEN 0001: Location Plan dated 11/01/2024, received by this office 12/01/2024
Plan Reference: BEN 0002: Glamping proposals and ecological mitigation dated 11/01/2024, received by this office 12/01/2024

Document Reference: 4991.3 Rev B Scotland Lodge Biodiversity Plan 12/01/2024, received by this office 12/01/2024
Plan Reference: 1:2500 scale Location Plan showing visibility splays, dated 18/01/2023, received by this office 17/01/2023
Plan Reference: 1:500 scale Visibility Splay North, dated 16/01/2022, received by this office 17/01/2023
Plan Reference: 1:500 scale Visibility Splay South, dated 16/01/2023, received by this office 17/01/2023
Plan Reference: Glamping Site in Detail 8 pages, received by this office 17/01/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3 Landscape and Ecological Management Plan (LEMP)
Within three months of this permission, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.
REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

4 Lighting
No new external artificial lighting shall be installed at the site.
REASON: In the interests of protected species, conserving biodiversity and the Conservation of Habitats and Species Regulations (as amended) to avoid illumination of habitat used by bats and in order to maintain the attributes of Outstanding Universal Value of the Stonehenge, Avebury and Associated Sites World Heritage Site.

5 No further development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 140 metres to the South and 160 metres to the North from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway and any new hedging shall be located at least 0.5m back from the measured splay.

REASON: In the interests of highway safety.

6 No further development shall commence on site until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be consolidated, surfaced and maintained in accordance with the agreed details thereafter.
REASON: In the interests of highway safety.

7 There shall be no discharge of surface water from the site entrance onto the public highway (B3083).
REASON: To ensure that the highway is not inundated with private water in the interests of highway safety.

8 Any gates at the site entrance with the B3083 shall be set back 5 metres from the edge of the carriageway, such gates to open inwards only.
REASON: In the interests of highway safety.

9 No pitch hereby permitted shall be first brought into use until the parking area for the respective pitch has been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), vehicular access to the site shall only be via the B3083 and no vehicular access shall be made from the A303 to/from the site.
REASON: In the interests of highway safety.

11 The use and development hereby permitted shall be in accordance with the approved site layout plan (Plan Reference: BEN 0002: Glamping proposals and ecological mitigation dated 11/01/2024, received by this office 12/01/2024 and as shown on Plan Reference: Glamping Site in Detail 8 pages, received by this office 17/01/2023). No other 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.

12 Compliance with submitted documents
The development will be carried out in strict accordance with the following documents:
4991.3 Rev B Scotland Lodge Biodiversity Plan 12/1/2024
BEN 0002: Glamping proposals and ecological mitigation 11/01/2024
REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

13 Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the use of the land shall be for holiday purposes only and the accommodation hereby permitted shall not be occupied as permanent, unrestricted accommodation or as a persons' sole or as a primary place of residence.
REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

Informatives: (6)

Site licence:
Site licences are required and are in addition to the grant of planning permission. A suitable and sufficient health and safety risk assessment must be completed and reviewed as necessary for the site which will need to comply with the conditions of the licence which primarily relate to fire safety & amenity standards. Please see the following website for more details:
http://www.wiltshire.gov.uk/housing-park-home-touring-caravan-and-camp-sites

Private water supply:
The public protection team have also advised that they will be in touch with the owner regarding the private water supply which supplies water to the units.

External Lighting:
In addition to lighting being important in considering impacts to protected species (many species active at night (e.g. bats) are sensitive to light pollution and the introduction of artificial light might mean such species are disturbed and/or discouraged from their established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation), altered lighting is also a particular issue that has the potential for harmful cumulative impact on the Stonehenge and Avebury World Heritage Site (Policy 1e of the Management Plan refers to development proposals should aim to minimise the impact of light pollution on the WHS). If permission is sought for external lighting for essential purposes (such as safety and security purposes), the type of light appliance, the height and position of fitting, illumination levels and light spillage will need to be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), Guidance note GN08-18 “Bats and artificial lighting in the UK”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Badgers Act:
The applicant should note that there may be badger setts in the vicinity of the site, and as a consequence compliance with certain requirements and provisions of the Badgers Act 1991 may be necessary. If this is the case the applicant is advised to contact Natural England who are responsible for issuing licences relating to development on the site of badger setts.

Wildlife and Countryside Act:
For all protected species where minor development is located in a rural area The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Works on the public highway:
The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

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