Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10639

Decision Date: 18 June 2024

Applicant:	Mr T Eliot Cohen Hilldrop Farm Hilldrop Lane, Ramsbury, Wiltshire, SN8 2HB
Particulars of Development:	Change of use of existing shoot entertainment room to carer's accommodation, with associated operational development; retrospective consent for the replacement of a pool house with a new building for ancillary residential use as a plant room, entertainment space and home office space; and retrospective consent for the change of use of agricultural land for residential purposes (REVISED).
At:	Hilldrop Farm, Hilldrop Lane, Ramsbury, Marlborough, Wilts, SN8 2HB

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: (5)

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 and details:

• Revised Existing and Proposed Plans Pool Building (floorplans, roof plan and elevations) – Drawing No: AB-03 – Revision: A – Dated: 31/05/2024.

• Revised Existing and Proposed Plans The Barn (floorplans, roof plan and elevations) – Drawing No: AB-02 – Revision: A – Dated: 31/05/2024.

• Location and Block Plans – Drawing No: AB-01 – Revision: B – Dated: 31/05/2024.

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

3 The ground-floor space labelled as carer accommodation on the approved floorplan Ref: Revised Existing and Proposed Plans The Barn (floorplans, roof plan and elevations) – Drawing No: AB-02 – Revision: A – Dated: 31/05/2024 shall not be occupied at any time other than by members of the same family as that occupying Hilldrop Farmhouse, or by care staff associated with the family occupying Hilldrop Farmhouse, and any resident dependents.

REASON: to define the terms of the permission and to avoid the creation of an independent unit of residential accommodation.

4 The site identified on Block Plan B on the approved location plan (Ref: Location and Block Plans – Drawing No: AB-01 – Revision: B – Dated: 31/05/2024) shall be used for purposes ancillary to the residential use of Hilldrop Farmhouse. No commercial activities shall take place within location B, other than the sole exception of activities in association with clay pigeon shoot days, as permitted under Schedule 2, Part 4, Class B (temporary use of land) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and reenacting or amending that Order with or without modification). The building shall not be used in association with any tourism accommodation and there shall be no overnight stays within it.

REASON: to define the terms of the permission because the building is only acceptable in principle by virtue of it being ancillary to the residential use of the main farmhouse.

5 Notwithstanding the submitted plans and application form, before their use in the building marked on Block Plan A on the approved location plan (Ref: Location and Block Plans – Drawing No: AB-01 – Revision: B – Dated: 31/05/2024), details of the following shall be submitted for approval in writing by the Local Planning Authority:
(i) Large-scale details of all external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels.

(ii) Plans, details and finish of the French doors, which shall of timber construction.
(iii) Details and a sample panel of the brick to be used in the new wall, which shall match the existing brick wall to which it will attach. Details shall include the size, colour, bond, jointing and pointing.
The development shall then be undertaken in full accordance with the approved details.

REASON: to ensure a satisfactory finish, in the interest of the setting of the listed building.

Informatives: (3)

6 INFORMATIVE TO APPLICANT:
The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

7 INFORMATIVE TO APPLICANT:
Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

8 INFORMATIVE TO APPLICANT:
It is apparent that there may be unlawful structures and uses occurring within the wider landholding that the Council may seek to take enforcement action over. The Council may be in contact with the applicant to establish the extent of any breaches and how to regularise them.

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