The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: 20/03485/FUL

Decision Date: 06/06/2025

Applicant:	Ms Nicola Markham, Gable House, 239 Regents Park Road, London, N3 3LF
Particulars of Development:	Proposed redevelopment of site with a new hotel (Use Class C1)
At:	Treetops, Amesbury Road, Bulford, SP4 9NU

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 39 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 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 approved shall be carried out in accordance with the following approved plans:

Application Form & Certificate

Ref: E/L01 Rev C – Site Location Plan Existing. Received – 24.04.2020

Ref: P/L01 Rev D – Site Location Plan Proposed. Received – 24.04.2020

Ref: P/B01 Rev B – Site Block Plan Proposed. Received – 24.04.2020

Ref: P000 – Proposed Level 0 – Basement. Received – 20.08.2020

Ref: P001 – Proposed Level 1 – Ground Floor Plan. Received – 20.08.2020

Ref: P002 – Proposed Level 2 – First Floor Plan, Received – 20.08.2020

Ref: P003 – Proposed Level 3 – Second Floor Plan. Received – 20.08.2020

Ref: P004 – Proposed Level 4 – Roof Pavillion Plan. Received – 20.08.2020

Ref: P005 – Proposed Level 5 – Roof Plant Plan. Received – 20.08.2020

Ref: P006 – Proposed Level 6 – Roof Plan. Received – 20.08.2020

Ref: P007 – Proposed SE Elevation – Amesbury Road. Received – 20.08.2020

Ref: P008 – Proposed NE Elevation – Bulford Road. Received – 20.08.2020

Ref: P009 – Proposed NW Elevation – Woods. Received – 20.08.2020

Ref: P010 – Proposed SW Elevation – Telephone Exchange. Received – 20.08.2020

Ref: 01 Rev A – Proposed Drainage Layout. Received – 24.04.2020

Ref: P/016 Rev A – Proposed Section Heights. Received – 20.08.2020

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

3 No development hereby approved shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4 No development hereby approved shall continue above slab level on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, balconies and canopies have been

submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

5 No development hereby approved shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

• location and current canopy spread of all existing trees and hedgerows on the land;

• full details of any to be retained, together with measures for their protection in the course of development;

• a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

• finished levels and contours;

• means of enclosure;

• car park layouts;

• other vehicle and pedestrian access and circulation areas;

• all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior

to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7 The development works hereby approved shall be carried out in strict accordance with the details and recommendations identified in the submitted Aboricultural Impact Assessment Method Statement & Tree Protection Plan (Trevor Heaps, 18th July 2019).

REASON: For the avoidance of doubt and to ensure that the Local Planning Authority can be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990

8 The development hereby approved shall be carried out in strict accordance with the details and recommendations identified in the submitted Lighting design detailed in the Stonehenge Hotel External Lighting Report (The Engineering Practice, October 2020).

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

9 No development works hereby approved, including vegetation clearance, shall commence on site until plans and calculations to demonstrate the development will achieve a net biodiversity gain and no net loss have been submitted to and agreed in writing by the Local Planning Authority. Calculations will be supported by a plan showing habitat creation and enhancements demonstrating the extent and area of each habitat in relation to the development footprint. The approved enhancement scheme shall be implemented in full accordance with the approved details prior to the hotel being first brought into use and shall be retained thereafter for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, and to maintain and enhance biodiversity.

10 No development hereby approved, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall provide details of the avoidance, mitigation and protective measures to

be implemented before and during the construction phase, including but not necessarily limited to, the following:

a. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

b. Working method statements for protected/priority species, such as nesting birds and reptiles.

c. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.

d. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

e. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

The development shall be carried out in strict accordance with the approved CEMP.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, and to ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

11 No development hereby approved, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, shall commence on site until a Landscaping and Ecological Enhancement Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall 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 will also detail all planting and indicate the type, number specification and location of features to enhance the site for biodiversity, as well as areas of new habitat created; and shall include at least 20 swift bricks and 2 bat roosting features on the building/around the site. The development shall be implemented in accordance with the approved LEMP prior to first occupation of the hotel and retained thereafter for the life time of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, 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.

12 The development hereby approved shall not commence on site (including any works of demolition), until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following:

• the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials;

• storage of plant and materials used in constructing the development;

• the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

• wheel washing facilities;

• measures to control the emission of dust and dirt during construction;

• a scheme for recycling/disposing of waste resulting from demolition and construction works; and

• measures for the protection of the natural environment

• deliveries details;

The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

13 No construction shall take place on site Sundays or Bank or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To minimise disturbance to nearby residents during the construction period

14 No part of the development hereby approved shall be first brought into use until the access, turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

15 No part of the development hereby approved shall be first brought into use until the 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 47 metres to the south and 47 metres to the north from the centre of the access in accordance with the approved plan contained within the Transport Assessment ref: 8190474/6101 Rev A. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

16 No development hereby approved shall commence on site until details of the 2 metre footway across the site frontage; crossing point to include dropped kerbs opposite the site on Bulford Road; and delivery layby on Bulford Road, have been submitted to and approved in writing by the Local Planning Authority. The 2 metre footway, dropped kerbs and delivery layby shall be constructed in accordance with the approved details prior to hotel being first brought into use.

REASON: To encourage safe pedestrian movement to and from the site.

17 The development hereby approved shall not be first brought into use until the proposed extension to the waiting restrictions on Bulford Road (as shown on drawing 8190474/6102 within the Transport Assessment) have been advertised; any objections received been reported to the lead cabinet member for Transport and Highways of the Council; and the restrictions implemented in the event that the lead cabinet member for Transport and Highways of the Council decides to approve, or in the event that no objections are received.

REASON: In the interests of convenient access to and from the site.

18 No development hereby approved shall commence on site until a Delivery and Servicing Management Plan (D&SMP) has been submitted to and approved in writing by the Local Planning Authority. The D&SMP shall include details of vehicle routes and the safe unloading of goods. The development shall be implemented in accordance with the agreed details.

REASON: In the interests of road safety and pedestrian safety.

19 No development hereby approved shall commence on site until a scheme for the discharge of surface water from the site/phase, including sustainable drainage systems and all third party approvals, has been submitted to and approved in

writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

REASON: To ensure that the development can be adequately drained without increasing flood risk to others.

20 No development hereby approved, other than demolition to ground level, shall commence on site until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

21 The development hereby approved shall not commence on site until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner in accordance with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy policy CP69 (Protection of the River Avon SAC).

22 The dwelling/s hereby approved shall be designed to ensure they do not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located

23 No development hereby approved shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all

of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that land contamination can be dealt with adequately prior to the use of the site

24 The Rating Level (BS4142:2014) of any proposed plant at the site shall not exceed 30dB daytime, nor 25dB night-time, at the nearest residential receptor. Please note that daytime is 07:00 to 23:00 hrs and night-time is 23:00 to 07:00hrs.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of surrounding residential amenities

25 No development hereby approved shall commence on site until a prescriptive Noise Mitigation Strategy (NMS) has been submitted to and agreed in writing by the Local Planning Authority. The NMS shall demonstrate that the internal noise levels from BS8233:2014 can be achieved. Any mitigation features required to achieve this shall be installed/fitted prior to the hotel first being occupied and shall be retained and maintained for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of surrounding residential amenities

26 The site shall be used for a hotel use only and for no other purpose (including any other purpose in Class C1 of the Schedule to the Town and Country Planning (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).

REASON: The proposed use is acceptable due to the specific circumstances and identified need, but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

Informative

1 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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

2 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.

Informative

3 The applicant's attention is drawn to the comments made by DIO to this application dated 21.05.2020 & 16.04.2025 regarding utilities/connections which will need to be resolved between the relevant parties before building regulations sign off can be achieved

Informative

4 The applicant's attention is drawn to the comments made by Wessex Water to this application dated 24.04.2025. The matter of surface and foul water drainage will need to be resolved between the relevant parties before building regulation sign off can be achieved

Informative

5 The applicant's attention is drawn to the comments made by Dorset & Wiltshire Fire & Rescue Service to this application dated 04.04.2025

Informative

6 The applicant is advised to arrange with the Local Highway Authority to dedicate the new paved footway across the site frontage as public highway as well as provide the dropped kerb crossing and layby on Bulford Road, through the entering of a S38/S278 Legal Agreement, which will incur associated fees and bonds.

Informative

7 In order to comply with the highway conditions (Conditions 12-18) regarding waiting restrictions it will be necessary for the applicant to request that the necessary changes to the existing traffic regulation order are undertaken by Wiltshire Council, including the necessary changes to road markings. The applicant is advised that there is a cost involved for these works which will need to be paid by the applicant at the appropriate time in order to ensure that the order and works are implemented to meet the programme of works.

Informative

8 In order to satisfy Condition 20, it is advised that the site is investigated via a series of trial trenches located in between the current standing structures to ascertain if any pockets of ground survive that are undisturbed by modern development. The archaeological advisors to Wiltshire Council should determine if any further mitigation work will be required following this evaluation and the publication of results

Informative

9 Please note that evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme required by Condition 21, means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

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 Community Infrastructure Levy (CIL) - Wiltshire Council