

STATEMENT TO ACCOMPANY A FULL PLANNING APPLICATION

FOR AN EQUESTRIAN AMERICAN BARN

AT THE GRANGE, CLEARWOOD, DILTON MARSH, BA13 4BD

FOR MR AND MRS SYMES



October 2025

WEST COUNTRY OFFICE
PRIORY VIEW, 9A DRAYCOTT ROAD
SHEPTON MALLET, SOMERSET, BA4 5HS
[REDACTED]

LONDON OFFICE
50 COOPERSALE COMMON
EPPING CM16 7QU
[REDACTED]

1.0 Introduction

1.1 This statement has been prepared to accompany a Full Planning application for an equestrian American Barn at The Grange.

2. Description of the site

2.1 The Grange is a substantial detached dwelling located at the western end of a private drive leading from Clearwood. The house is surrounded by 12 acres of land owned by the applicants, which is laid to grass.



Photograph No 1 – aerial view showing location for the proposed barn at the eastern end of the existing outdoor menage

2.2 There extensive equestrian facilities at The Grange, including a 60 x 30m outdoor menage, masonry built stables, storage barn and a range of different sized paddocks.

2.3 A public right of way runs along the northern border of the applicant's land.

2.4 The location for the proposed barn is at the eastern end of the existing 60m x 30m outdoor menage, shown in red on the aerial Photograph No 1. The arena is a levelled area currently finished in recycled and shredded rubber tyres, Photograph No 2.

2.5 The site for the proposed barn is shielded from views from the north by dense woodland and from the south by the rising ground. There will be no impact on any adjoining owners' amenity.



Photograph No 2 – existing outdoor menage viewed from the east

3. Use and previous planning history

3.1 There are long established existing equestrian facilities at The Grange, which are for the private recreational enjoyment of the owners. This is not a commercial operation. Planning permission confirming the recreational use of the equestrian facilities was granted in 2003, reference 03/02026.

3.2 Full planning permission was granted to the applicants in 2011, reference W/11/00652/FUL, for the extension of the existing 44 x 30m outdoor menage to 60 x 30m, the erection of a freestanding metal clad storage barn and various lines of timber fencing to demarcate paddocks, Figure No 1.

3.3 W/11/00625/FUL re-imposed the recreational use previously granted by approval 03/02026, see Appendix A.

3.4 The Delegated Report to W/11/00652/FUL noted that:

There would be no adverse impact on neighbour amenity as there is no immediate close by neighbours

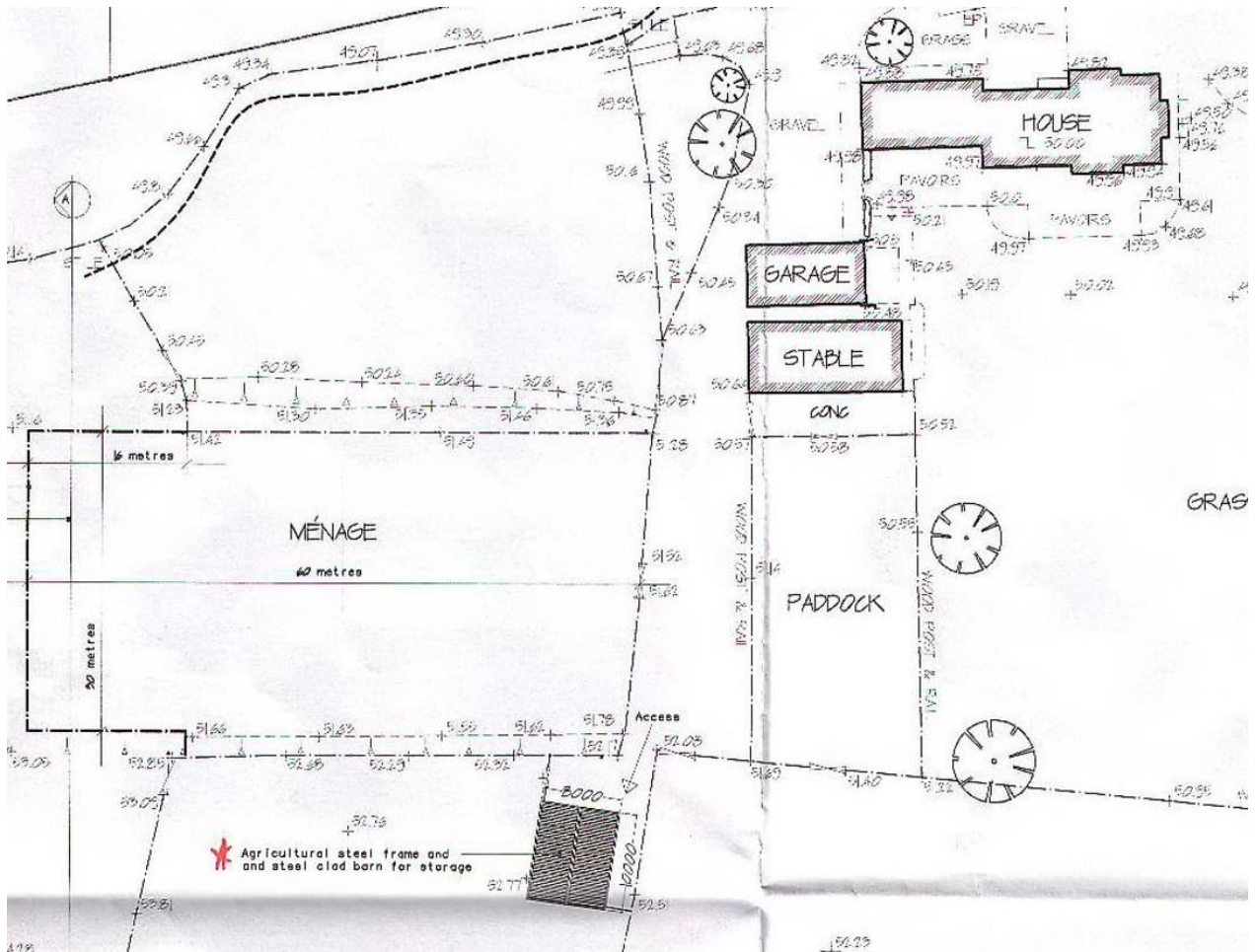


Figure No 1 – site plan of the equestrian facilities approved under application W/11/00625/FUL

4. Public Right of Way

4.1 A Public Right of Way runs along the northern boundary of the applicant's land, Figure No 2.

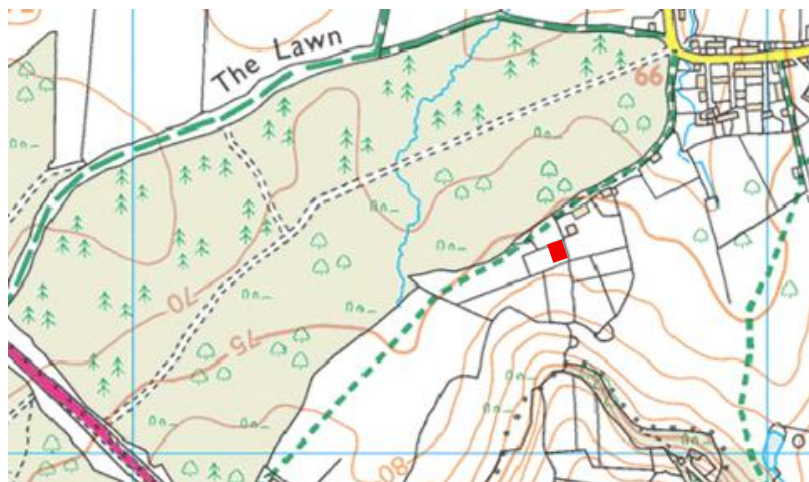


Figure No 2 – ProW to the north of the site (green dashed line), site of the barn shown in red

4.2 The proposed barn will be visible from the PRow, Photograph No 3. However, it will be lower than the existing haybarn and The Grange, which will appear to either side of the barn. The backdrop to the barn will be the large mature trees in the grounds of The Grange and also in the distance.



Photograph No 3 – view from PRow looking to the east. The proposed barn will be located to the left of the green haybarn, with existing mature trees as a backdrop. The brick built Grange is on the left of the view

4. Disposal of manure

4.1 Established methods of manure storage and disposal have been in place at The Grange for many years.

4.2 Manure is collected and transported in a trailer to enclosed pens on site, from where a local farmer makes collections to spread on the adjoining farmland, Photograph No 4.



Photograph No 4 – existing manure storage area

5. Design and Access

5.1 Design

5.1.1 The design is a simple equestrian barn, with a low pitched roof and a central ridge. The materials used are typical of equestrian facilities.

5.2 Amount

5.2.1 The total footprint of the barn is 230m², with overhanging eaves to two sides.

5.3 Layout

5.3.1 The proposed barn is located at the eastern end of the existing 60m x 20m outdoor menage

5.4 Scale

5.4.1 The proposed barn is a simple duo pitched structure, typical of equestrian and agricultural buildings. The ridge height is less than the nearby hay barn, which is located on higher ground.

5.5 Landscaping

5.5.1 The proposed barn will sit on the level ground of the existing outdoor menage, the existing ground levels will remain unaltered.

5.6 Appearance

5.6.1 The proposed barn will have the appearance of an equestrian building.

5.7 Access

5.7.1 Access will be via the existing private drive leading off of Clearwood.

APPENDIX A

Planning approval W/11/00652/FUL



Town & Country Planning Act 1990 (as amended)

NOTIFICATION OF PLANNING DECISION

Application Reference Number: W/11/00652/FUL

Applicant:

Mr M Symes
The Grange
4 Clearwood
Dilton Marsh
Westbury
Wiltshire
BA13 4BD

Agent:

FMH Architectural Services
FAO Mr R Robins
162A Wyke Road
Trowbridge
Wiltshire
BA14 7NY

Parish: Dilton Marsh

Particulars of Development: Extension of existing menage and new storage barn

At: The Grange 4A Clearwood Dilton Marsh Wiltshire BA13 4BD

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), subject to compliance with the condition(s) specified hereunder:

Permission granted for the following reason:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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 not be carried out except in complete accordance with the details shown on the submitted plans:

DRAWING No. 724(1)-01 AL received on 24 Feb 2011
DRAWING No. 724(1)-02 AL received on 24 Feb 2011

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

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