

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Sutton Benger Village Hall
Address Line 1	Chestnut Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Sutton Benger
Postcode	SN15 4RP

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
394756	178590
Description	
Recreation field to the south of the village hall building.	

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Oldale

Company Name

Trustee of Sutton Benger Village Hall

Address

Address line 1

Garden Cottage

Address line 2

2a High Street

Address line 3

Town/City

Sutton Benger

County

Wiltshire

Country

United Kingdom

Postcode

SN15 4RD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

71.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The proposed structure will be an oak framed gazebo (approximately 62m2) with open sides and a tiled roof (4.14m to ridge). The oak uprights will be supported on reconstituted Cotswold staddle stones. The structure will be installed partly on the existing patio and partly on an extension to the patio (approximately 71 m2) as shown in the plan views. The current wooden fence will be extended so that the whole patio area is surrounded. The gazebo will belong to the village hall and be used as an outdoor covered space for village events such as the Beer and Sausage Festival, Bengel Blaze and Church fete. and by the various sports clubs which utilise the recreation ground, such as rugby and cricket. The pre-school groups, Bengel Bears and Toddlers which currently hire the village hall will also be able to use the gazebo as an additional covered area. The gazebo will be hireable together with the village hall for private events such as parties, meetings and weddings. In addition when not being hired it will be a free of charge informal meeting area for all ages. Moveable seating and Wifi will be available. The current licence LN/00003162 and LC202406-7421 concerning the sale of alcohol and the playing of music outside the physical village hall building itself will be strictly adhered to. This restricts the number of such events to a maximum of five per year.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site currently comprises part of the Sutton Benger Village Hall and recreation ground. The village hall is used for local public hirings and various activity groups such as painting and carpet bowls. The recreation ground includes a childrens' play area, football and rugby pitch as well as a cricket square and cricket nets and multi use games area (MUGA) for tennis etc.. The recreation ground is also open to all for walking and relaxing. The village hall and recreation ground are also used for village events and meetings including the annual Beer and Sausage Festival and Benger Blaze.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

The site is largely set down to grassland as described above for sport and recreation. The proposed gazebo will be set on a patio extension to the south of the village hall, as shown on the plans

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Currently the plot is only comprised of reconstituted stone paving slabs and grass only.

Proposed materials and finishes:

The planned roof covering will be of reconstituted slate tiles similar to the village hall roof.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Wooden boundary fence

Proposed materials and finishes:

The wooden boundary fence will be extended to surround the whole patio area.

Type:

Walls

Existing materials and finishes:

Currently the plot is only comprised of reconstituted stone paving slabs and grass only.

Proposed materials and finishes:

There are no walls as such, as the structure will be open to the sides except for the supporting frame posts. The complete frame will be of green oak as will the roof rafters. The posts will sit on reconstituted Cotswold staddle stones. The complete gazebo frame will sit over reconstituted stone paving slabs to match as closely as possible the colour (light yellowish grey) of the existing reconstituted stone paving slabs.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

26

Total proposed (including spaces retained):

26

Difference in spaces:

0

Vehicle Type:

Disability spaces

Existing number of spaces:

2

Total proposed (including spaces retained):

2

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
- ☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.02

Please provide the date the onsite pre-development biodiversity value was calculated

21/10/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

A survey was carried out by ACD Environmental Ltd. on the above date in order to enable the Net Bio Diversity Gain study to be incorporated in the planning application.

When was the version of the biodiversity metric used published?

24/11/2025

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

PR124987_BNG_The_Statutory_Biodiversity_Metric_RevA.xlsx

Document/Plan:

Other (please specify)

Please specify:

Bio Diversity Net Gain Report

Document name/reference:

PR124987_BNGReport_RevA

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- ☐ Yes
- ☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ☐ Yes
- ☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

Please note there will be no foul sewage from the gazebo, Toilets are in the in the village hall.

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Recycling is already carried out on site. We have a glass waste bin, a paper and cardboard big bin and a waste big bin which are collected by a registered waste contractor (Hills) on a regular basis. Litter bins are also already available on site.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Recycling is already carried out on site. We have a glass waste bin, a paper and cardboard big bin and a waste big bin which are collected by a registered waste contractor (Hills) on a regular basis. Litter bins are also already available on site

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes

☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

2

Total full-time equivalent

0.16

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

0

Part-time

2

Total full-time equivalent

0.16

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class: Other (Please specify)	
Other (Please specify): As per the current Licensable activities and timings for outdoor activities (include copy)	
Unknown: No	
Monday to Friday:	
Start Time: 18:00	
End Time: 23:00	
Saturday:	
Start Time: 12:00	
End Time: 23:00	
Sunday / Bank Holiday:	
Start Time: 12:00	
End Time: 23:00	

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
- ☒ No

Is the proposal for a waste management development?

- ☐ Yes
- ☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENQ/2025/01008

Date (must be pre-application submission)

03/07/2025

Details of the pre-application advice received

It is considered that based on the information provided the principle of the proposed development is acceptable. However, before making a formal planning application, consideration should be given to the content of this response.

RELEVANT PLANNING POLICY: - Wiltshire Core Strategy: Core policies 49, 50, 51, 57, 58, 61.

Sutton Benger Neighbourhood Development Plan - policies SB1 Landsacpe and the Rural Character, SB7 Design, SB14, Local Green Spaces,

ISSUES: - Scale, design, landscape and impact upon the character of the area - Conservation of the historic environment, Impact on neighbour amenity, Biodiversity Net Gain, Local Green Spaces, Loss or Change to Community Facilities, Parking and Highways

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Willow Cottage

Number:**Suffix:****Address line 1:**

Church Lane

Address Line 2:

Kington Langley

Town/City:

Chippenham

Postcode:

SN15 5NR

Date notice served (DD/MM/YYYY):

10/11/2025

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Peter

Surname

Oldale

Declaration Date

28/11/2025

☒ Declaration made**Declaration**

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Peter Oldale

Date

15/12/2025