



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/04257
Decision Date: 17/12/2025

Applicant:	The d'Avanzo Partnership Shrewton House Elston Lane, Shrewton, Wiltshire, SP3 4HJ
Particulars of Development:	Use of land at Shrewton House for wedding receptions for up to 20 events per annum.
At:	Shrewton House, Elston Lane, Shrewton, Salisbury, SP3 4HJ

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:

- 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 documents:

Location Plan received by the Local Planning Authority on 7th May 2025

Parking Layout and Additional Highway and Public Right of Way Information received by the Local Planning Authority on 17th September 2025

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

- 3 The use hereby approved shall be restricted to a maximum of 20 events per calendar year.

For the purposes of this condition, each event may include up to four additional days allocated for setup and takedown activities. These setup and takedown days shall be considered part of the event duration and shall not count as separate events.

REASON: In the interest of residential amenity and prevent over-intensification of the site, limiting the number of events ensures that associated impacts—such as noise, traffic, and disruption—remain at an acceptable level throughout the year

- 4 Within three months of the date of this decision, a Traffic Management Plan (TMP) shall be submitted to and approved in writing by the Local Planning Authority. The TMP shall include but not be limited to swept paths for access to the car parking and details of traffic marshal responsibilities. The approved TMP shall be implemented in full for the duration of each event and associated setup/takedown period.

Planning Reason: To ensure safe and efficient access to the site, minimise congestion, and protect highway safety and the amenity of nearby residents.

- 5 Within three months of the date of this decision notice and at least one month before the first wedding event a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall set out the practical steps on how noise will be managed at events including :

- a. A map showing location of music location(s) and external noise monitoring positions located at nearby noise sensitive dwellings,

- b. Details of sound propagation testing arrangements prior to the event start,

- c. The background noise level (expressed as a LA90) and maximum music noise level not to be exceeded during an event (expressed as an LAeq) at each monitoring position

- d. Details on noise monitoring arrangements during an event and procedures to be followed in the event of a breach of the music noise level at a monitoring position

e. Communications to local residents and inclusion of a noise 'hotline' to allow residents to contact the event organiser should they need to make a complaint during the event

f. Complaint handing procedure

The development shall thereafter be operated in accordance with the approved NMP.

Reason: To protect the amenity of nearby occupiers.

- 6** For a period of one year from the date of this decision notice, amplified music shall only be played within the area identified on the Location Plan (drawing number APG/01), received by the Local Planning Authority on 7 May 2025, between the hours of 18:00hrs and 21:00hrs. Outside of these hours, no amplified music shall be played on the site other than in the basement of the building known as Shrewton House as shown on Drawing Number 130 05 12 received by the Local Planning Authority on 25th November 2025.

After one year from the date of this decision no music shall be played outside of the basement of Shrewton House.

REASON: Temporary consent is given to outside music being played at the property to establish whether the applicant can demonstrate acceptable noise levels whilst protecting the amenity of nearby occupiers.

- 7** Amplified music shall only be played within the basement of the building known as Shrewton House between the hours of 10:00hrs and 24:00hrs as shown on Drawing Number 130 05 12 received by the Local Planning Authority on 25th November 2025.

REASON: In the interest of neighbouring amenity

Informative

- 8** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Informative

- 9** The applicant is advised that permission for audible noise outside the basement of Shrewton House has been granted on a temporary basis for a period of one year from the date of this decision. This temporary approval is intended to enable the applicant to carry out the necessary noise surveys in connection with outdoor events.

Should the applicant wish to continue playing audible music beyond this one-year period, or outside of the operating hours approved under this decision, a formal variation of condition application will be required to amend Condition 6. Any such application must be accompanied by a comprehensive noise survey demonstrating that noise levels associated with outdoor events will not adversely affect the residential amenity of nearby properties

Nic Thomas - Director of Planning, Economy and Regeneration

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](#)