



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/07723
Decision Date: 08/01/2026

Applicant:	Ashcombe Estates Ashgrove Farm, Higher Ashgrove, Ashmore, SP5 5AW
Particulars of Development:	Variation of condition 1 of 20/04702/FUL to extend the period the approved cabins are on site by 2 years.
At:	Ashgrove Farm, Higher Ashgrove, Ashmore, Salisbury, SP5 5AW

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

- 1 The four cabins and the safari tent and all of their supporting structures and frames shall be removed from the site on or before 8th January 2028. The land shall be reinstated to its original condition as grassed banks to the middle lake, as shown on the existing lakeside banks photograph received 9 June 2020.

REASON: In the interests of amenity, in order to secure the restoration of the land upon removal of the buildings for which permission can be justified in this location only on the basis of a special temporary need.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan ref 1132/72 dated 6/2019

Cabin and Safari Tent Locations ref 1132/67C dated 6/2019

Cabin Indicative Section ref 1132/72 dated 6/2019

Cabin Proposed Plans ref 1132/71 dated 6/2019

Cabin Proposed Elevations ref 1132/70 dated 6/2019

Safari Fishing Cabin Details ref 1132/68 dated 6/2019

Safari Tent and existing lakeside banks photographs received 9 June 2020

Biodiversity Survey/Assessment by Lowans Ecology, 27/09/2020 Version no: 1

Design and Access Statement June 2020

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

- 3** The development hereby approved shall be carried out in strict accordance with the information provided in the Biodiversity Survey/Assessment (Lowans Ecology & Associates V1, 27/09/2020. All enhancements listed under 'Section 6 (Recommendation, precautionary mitigation measures and enhancements) Planting of the Lake' will be carried out in accordance with the timetable set out in the report or before the cabins and safari tent hereby approved are installed on site, whichever is applicable.

REASON: To ensure adequate protection and mitigation for protected species through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination, and to comply with CP50 and the NPPF.

- 4** No external artificial light fixture or fitting shall be installed on any of the temporary buildings (cabins and safari tent) or within the application site until a detailed lighting plan has been submitted to and approved in writing by the LPA. Any lighting shall be designed to ensure that non-polluting, downward lighting is used and the lighting shall demonstrably comply with Zone E0 (set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021)) for the National Landscape.

The finish of the proposed timber and canvas materials for the buildings and the lighting plan shall incorporate the recommendations in:

- Fact Sheets & Good Practice Notes Number 6 Good Practice Note Colour and Integrating Developments into the Landscape, prepared by Cranborne Chase and West Wiltshire Downs NL, January 2013.

- Position Statement Number 1 Light Pollution, prepared by Cranborne Chase and West Wiltshire Downs NL, November 2007.

• Fact Sheets & Good Practice Notes Number 7, prepared by Cranborne Chase and West Wiltshire Downs NL, January 2016.

The development shall be implemented in accordance with the agreed details in the lighting plan.

Reason: A detailed lighting plan has not been submitted and special consideration should be given to maintaining the National Landscape International Dark Sky Reserve status. These measures are to ensure that the proposed development contributes to, rather than detracts from the conservation and enhancement of the scenic beauty and character of the Cranbourne Chase NL. The introduction of artificial light is likely to mean that wildlife species are disturbed and/or discouraged from using the area. Such disturbance may constitute an offence under relevant wildlife legislation.

- 5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the materials identified on drawings ref 1132/70 and 1132/68 hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives

Rights of way TROY 1

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site.

Biodiversity Net Gain

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. These are listed below.

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 in the list below is/are considered to apply:

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

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