



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09029
Decision Date: 03/03/2026

Applicant:	Mr and Mrs J Raven Seven Boxes , Calstone, Calne, Wilts, SN11 8QZ
Particulars of Development:	Erection of American barn and associated works
At:	Mill Farm, Blacklands, Calne, SN11 8PR

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:

Application Form and Certificate; received 13 November 2025

Location Plan; 2152 – LO-001 – A; received 13 November 2025

Proposed Design (proposed elevations, floor plans, site plan); 2152 – PL-001 – A; received 13 November 2025

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

- 3** No development shall commence on site until a detailed surface water drainage strategy associated with the development has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate shall include:

- Evidence that the surface water disposal hierarchy has been applied and that all other options have been fully explored and discounted where appropriate;
- A drainage plan showing the proposed strategy, including pipe sizes, gradients, invert levels, and manhole details;
- Where infiltration is proposed, the design shall be informed by infiltration testing undertaken in accordance with BRE 365, together with results of seasonal groundwater monitoring;
- Where discharge to a watercourse or sewer is proposed, pre- and post-development discharge rates shall be provided in accordance with Wiltshire Council's betterment policy for greenfield sites;
- Where discharge to a drainage system not owned by the applicant is proposed, written evidence of consent for any outfalls to that system shall be provided;
- Pre- and post-development exceedance routing demonstrating that flood risk will not be increased elsewhere;
- Details of the long-term maintenance and management arrangements for all drainage features.

The development shall not be first brought into use until the approved surface water drainage has been constructed in accordance with the approved scheme. Thereafter, the surface water drainage shall be maintained in accordance with the approved details.

REASON: The site lies within 20 metres of a watercourse and 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 the development can be adequately drained.

- 4** If within a period of 10 years from the date of this permission, the equestrian use of the building hereby permitted permanently ceases, the building and resulting demolition materials shall be removed and the site shall, within a period of three

months from the date of the substantial demolition of the said building, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that the agricultural buildings are removed on cessation of their equestrian purposes, in the interests of protecting the rural character of the area.

- 5** The development hereby permitted shall only be used for the private stabling of horses and/or for livery purposes, the storage of associated equipment and feed and the land and building shall at no time be used for any commercial purpose in connection with leisure rides or events.

REASON: In the interests of highways safety.

- 6** No external lighting shall be operated or installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Institution of Lighting Professionals (ILP) Guidance Note 1 (GN01/21)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Informative

- 7** 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

- 8** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

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](#)