

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09768
Decision Date: 12/03/2026

Applicant:	Mr George Schofield Landsdown, Hamilton Road , Lansdown, Bath, BA1 5SB
Particulars of Development:	Resubmission for the renewal of the dog day care business, siting of a dog grooming pod and extension to the outside dog exercise area.
At:	The Yard, Westwood, Bradford on Avon, BA15 2AL

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 carried out in accordance with the following approved plans and documents:

Drawing nos: KCC3092/11 01/25cb, Location Plan and KCC3092/12 01/25cb, Noise Mitigation and Landscaping Proposals, as received on 15 December 2025; and KCC3092/14 01/26dm, Elevations and Floor Plan of Office and Dog Shelter and KCC3092/15 01/26dm, Elevations and Floor Plan of Grooming Pod, as received on 5 January 2026; KCC3092/16 01/26dm, Elevations Acoustic Fence, as received on 7 January 2026; and KCC3092/17 01/26dm, Block Plan, as received on 8 January 2026

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

- 2 Within 3 months of the date of this permission, the acoustic fence to be erected along the western boundary and part of the northern boundary of the external dog exercise area, as identified in Table 5.3 on page 9 of the Environmental Noise Assessment Report (produced by MACH Group, reference Rev03, dated 24 November 2025), shall be installed in full accordance of Section 5.5 of the

aforementioned noise report, and thereafter, the entire acoustic fence shall be retained for the lifetime of the approved development and use of the site.

REASON: In the interests of neighbouring amenity.

- 3** The native hedge detailed in Section 3 of the Fencing and Landscaping Proposal statement (produced Kernon Countryside Consultants Ltd, dated December 2025) and as shown on drawing no. KCC3092/12 12/25cb, shall be planted in the first planting and seeding season following the installation of the acoustic fence pursuant to Condition 2. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 4** The dog day care and dog grooming uses hereby permitted shall only take place between the hours of 0700 - 1800 on Mondays to Fridays. The use shall not take place at any time on Saturdays, Sundays or during Bank or Public Holidays.

REASON: To define the terms of this permission and in order to protect residential and local amenities.

- 5** The dog exercise and play area paddock, as defined on drawing no. KCC3092/17 01/26dm, shall only be used between the hours of 0900 - 1700 on Mondays to Fridays and not at any time on Saturdays, Sundays or during Bank or Public Holidays.

REASON: To define the terms of this permission and in order to protect residential and local amenities.

- 6** There shall be no more than 20 dogs on the site at any one time.

REASON: In the interests of residential amenity

- 7** There shall be no more than 5 dogs within the outside exercise area (as defined on drawing no. KCC3092/17 01/26dm) at any one time.

REASON: In the interests of residential amenity

- 8** The site shall not be used for overnight kennelling of any dogs.

REASON: In the interests of residential amenity

- 9** No external lighting shall be installed on site until details of the existing and proposed new lighting have been submitted to and approved by the local planning authority in writing.

The submitted details shall demonstrate how the proposed lighting would impact on bat habitat compared to the existing situation and show the type of light appliance, the height and position of fitting, illumination levels and light spillage.

The plans shall be in accordance with the appropriate Environmental Zone Standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 'Bats and artificial lighting at night', issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The approved lighting shall be installed and 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, minimise unnecessary light spillage above and outside the development site and to avoid illumination of habitat used by bats.

Informative

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.

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](#)