



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/08732
Decision Date: 12/03/2026

Applicant:	Mr & Mrs Symes 4 A The Grange Clearwood, Dilton Marsh, Wiltshire, United Kingdom, BA13 4BD
Particulars of Development:	Erection of equestrian barn on existing outdoor menage
At:	The Grange, 4a Clearwood, Dilton Marsh, Westbury, BA13 4BD

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 strict accordance with the following approved plans and documents:

719.01 PL 01 Existing site and location plans (Oct 2025, Prime Meridian)
719.01 PL 02 Existing site sections (Oct 2025, Prime Meridian)
719.01 PL 03 Proposed site plan (Oct 2025, Prime Meridian)
719.01 PL 04 Proposed site sections (Oct 2025, Prime Meridian)
719.01 PL 05 Proposed Floor and Elevations plans (Oct 2025, Prime Meridian)
(received on 03.11.2025).

Planning application form received on 12.11.2025
Design & Access Statement (Oct 2025, Prime Meridian) received on 10.11.2025.

REASON: For the avoidance of doubt and in the interests of proper planning, and for the protection, mitigation and enhancement of biodiversity.

- 3** The development hereby permitted shall only be used for the stabling of horses and the storage of associated equipment and feed for the private use of the occupiers of the host dwelling, known as The Grange, and shall not be used at any time for any commercial purpose, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: To define the scope of development in the interests of highway safety and users of the public right of way and to protect the living conditions of nearby residents.

- 4** No new or altered external lighting shall be installed within the application site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any such lighting shall be designed to avoid any increase in light spillage onto adjacent habitats when compared with the existing baseline situation.

The lighting details 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.

REASON: To avoid illumination of habitat used by bats.

Níc 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](#)