



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/06883
Decision Date: 16/01/2026

Applicant:	Mr and Mrs Sainty c/o Agent, -, -, -, -
Particulars of Development:	x1 proposed self-build dwelling (Use Class C3), conversion and alteration of existing farmhouse into annexe, demolition of the modern farm buildings, erection of garaging, and ancillary buildings, tennis court, hard and soft landscaping and associated works
At:	Coombe Farm, Kings Drive, Stitchcombe, Marlborough, SN8 2EU

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:

Doc Title: Application Form.

Doc Title: Ecological Appraisal. Prepared by: Pro Vision Ecology. Ref: Ecology 8788 Version 01. Dated: August 2025.

Doc Title: Arboricultural Impact Assessment for: Coombe Farm, Stitchcombe. Prepared by: Assured Trees. Dated: 31/10/2025.

Drg Title: Site Location Plan. Drg No: STCB-SL-100. Rev: P1.

Drg Title: Existing Floor Plans. Drg No: S-100. Rev: P1.

Drg Title: Existing Site/Block Plan. Drg No: SL-101. Rev: P1.

Drg Title: Existing Barns Floor Plans. Drg No: S-110. Rev: P1.

Drg Title: Existing Elevations. Drg No: S-200. Drg No: P1.

Drg Title: Existing Barns Elevations (1 of 2). Drg No: S-210. Rev: P1.

Drg Title: Existing Barns Elevations (2 of 2). Drg No: S-211. Rev: P1.

Drg Title: Existing Landscape Plan. Drg No: STI-MP-00-004. Rev: A.

Drg Title: Proposed Site Plan. Drg No: L-100. Rev: P2.

Drg Title: Proposed Landscape Details Sheet 1. Drg No: PEA-MP-20-001.

Drg Title: Proposed Ground Floor Plan. Drg No: A-100. Rev: P1.

Drg Title: Proposed First Floor Plan. Drg No: A-101. Rev: P1.

Drg Title: Proposed Second Floor Plan. Drg No: A-102. Rev: P1.

Drg Title: Proposed Roof Plan. Drg No: A-103. Rev: P1.

Drg Title: Barns Proposed Ground Floor Plan. Drg No: A-110. Rev: P1.

Drg Title: Barns Proposed First Floor Plan. Drg No: A-111. Rev: P1.

Drg Title: Proposed North and South Elevations. Drg No: A-200. Rev: P1.

Drg Title: Proposed East and West Elevations. Drg No: A-201. Rev: P1.

Drg Title: Barn Proposed Elevations (1 of 2). Drg No: A-210. Rev: P1.

Drg Title: Proposed Landscape Plan. Drg No: STI-MP-10-001. Rev: B.

Drg Title: Planting Plan. Drg No: STI-MP-10-004. Rev: B.

Drg Title: Tree Protection Plan. Drg No: 251104-CF-TPP-Rev D-NB&AM.

Drg Title: Tree Removal & Retention Plan. Drg No: STI-MP-10-003. Rev: B.

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

- 3** No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. Number and size of delivery vehicles/ construction vehicles
2. wheel washing facilities
3. pre-condition photo survey of Kings Drive from the site entrance to its junction with Choppingknife Lane to include verge areas – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 4** No development, except for demolition, shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include provisions for exceedance management and shall incorporate green SuDS features wherever practicable, to deliver multiple benefits including flood risk mitigation, water quality improvement, biodiversity enhancement, and amenity value. In order to discharge the above drainage condition, the following additional information must be provided:

- The applicant must submit a site-specific Flood Risk Assessment that demonstrates the site is not at risk from various sources of flooding, particularly surface water. The assessment should also explain how flood risks from all sources will be effectively managed without increasing the risk to the proposed development or the surrounding areas.
- The drainage scheme must show how runoff from all new impermeable areas (e.g., roofs and hardstanding) will be managed and attenuated per National SuDS Standards, ensuring no increase in peak flow or volume compared to pre-

development. It must include a detailed drainage layout showing locations, dimensions, and levels of all features, including pipes, manholes, control structures, outfalls, and SuDS elements.

- Evidence that the applicant has considered how surface water re-use can be maximised or provide justification as to why it cannot be achieved on this site.
- A demonstration that the design provides interception storage features in accordance with Standard 2 of the National Standards for SuDS. Evidence and calculations shall be provided to demonstrate that the runoff from each positively drained surface, for at least 5mm of rainfall, is either collected for use, infiltrated into the ground, or else captured, conveyed, and stored within SuDS features.
- If infiltration is proposed, the design shall be informed by infiltration tests undertaken in accordance with BRE 365 together with the results of seasonal groundwater monitoring. If infiltration is demonstrated to be unviable, the drainage strategy is to show discharge to the next level of surface water hierarchy with clear justification.
- The drainage scheme must assess existing overland surface water flow paths and ensure the development does not obstruct or divert them in ways that increase flood risk. It must also identify safe exceedance routes for extreme storm events (1 in 100 years + 40% climate change) to manage flows safely across or around the site without affecting people or property.
- A Maintenance and Management Plan shall be submitted confirming responsibilities, funding arrangements, operation, and maintenance schedules for all SuDS features

REASON: To ensure that the development can be adequately drained.

- 5** Prior to the installation of any new external lighting, a lighting plan that includes a Lux Plot, shall be submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

- 6** Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting

opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

- 7 No development shall commence above ground floor slab level until a scheme for the demolition of the modern extensions/additions to the historic farmhouse have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

The full extent of demolition works clearly demarcated on a plan

The method of demolition

The means of making good the building

A timetable in which the above works are to take place.

The development shall be carried out in accordance with the approved scheme and timetable.

REASON: To ensure that any demolition and rebuilding works are carried out in an appropriate and timely manner in the interests of preserving the character and setting of this non-designated heritage asset.

- 8 The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Coombe Farm and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 9 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

- 10** No development above slab level shall commence on site until details of all external materials, including sample panels of flint and brickwork (using a traditional bond) have been submitted to and approved in writing by the Local Planning Authority. The brickwork and flint panels shall be produced for inspection on site.

REASON: In the interest of preserving the character and appearance of the area.

- 11** No development above slab level shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent 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, in the interests of preserving the character and appearance of the area.

- 12** New and replacement rainwater goods shall be of cast metal construction and finished in black.

REASON: In the interests of preserving the character and appearance of the area.

- 13** No construction or demolition works are to take place outside of the hours:

8am-6pm Monday to Friday

8am-1pm on Saturdays

No working permitted on Sundays or Bank Holidays

REASON: In the interests of protecting local amenity.

Informative

- 14** Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Informative

- 15**
- All new drainage will need to comply with Building Regulations Part H.
 - The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards must be met for planning approval and adoption of infiltration drainage features.
 - Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse

includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public

sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded here. The land drainage consent application form and guidance notes can be found on our website here.

- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively

- Any new connection to sewers will be subject to S 106 agreement under the Water Industry Act, with the

Sewerage Undertaker.

Informative

- 16** Buildings at Coombe Farm are used as bat roosts. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future works to the roof space or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Informative

- 17** This permission shall be read in conjunction with the 'Unilateral Undertaking' (dated: 12th January 2026) relating to land at the Coombe Farm, Stitchcombe, Marlborough, SN8 2EU

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](#)