



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/01223
Decision Date: 14/04/2026

Applicant:	Mr and Mrs Davis c/o Agent , -, -, -, -
Particulars of Development:	Variation of Conditions 2 (Plan Numbers), 3 (Materials), 6 (Landscaping) 9 (Documents) and 10 (Updated Wording) of planning consent PL/2025/04825
At:	Manorfield Farm, Manningford Abbots, Pewsey, Wiltshire, SN9 6HY

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 development hereby permitted shall be begun before the 29th August 2026.

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:
 - 23/806/P102 - Proposed Site Block Plan
 - 23/806/P103 - Proposed Site Plan
 - 23/846/P200 – Proposed First and Ground Floor Plans
 - 23/846/P201 - Proposed Second Floor Plan
 - 23/846/P300 - Proposed Elevations

- Landscape Plan 1 of 2 Rev C
- Landscape Plan 2 of 2 Rev C

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

- 3** Development shall be carried out in accordance with the Materials Schedule V3 Dated 16/02/2026, unless otherwise agreed in writing with the Local Planning Authority.

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

- 4** The development hereby approved shall be carried out in accordance with the approved details of the Written Scheme of Investigation (WSI) that was prepared by AC Archaeology and approved by Wiltshire Council on 3rd October 2023. This programme will also include the preparation of a report on the results of the monitoring that shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To enable the recording of any matters of archaeological interest.

The monitoring is to be carried out by qualified archaeologists following the standards and guidelines for such work as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

- 5** The development hereby approved shall be carried out in accordance with the approved documents (under PL/2025/04824 discharge of condition application for PL/2023/04825):

- Asbestos Survey Report (Apple Environmental, Sept 23)
- Environmental Desk Study & Preliminary Risk Assessment (Apple Environmental, Sept 23).
- Contaminated Land Intrusive Investigation (Apple Environmental, May 25)
- Waste Transfer Certificates (May 25)

On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

- 6** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Landscape Plan 1 of 2 Rev C;
- Landscape Plan 2 of 2 Rev C.

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

- 7** No part of the development hereby permitted shall be first brought into occupation, until the turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 8** Prior to the occupation of the development hereby approved, the existing dwelling shall be demolished, and all the rubble removed, and shall be finished with landscaping as approved under the details secured pursuant to Condition 6.

REASON: The retention of the existing dwelling would be in conflict with the Wiltshire Core Strategy as it would result in a new dwelling (net gain) in an unsustainable location and would not fall within the scope of the Wiltshire's Council's generic Appropriate Assessment of developments occurring in the River Avon SAC catchment, whereby no detailed proposals to mitigate the impact of these increased nutrients have been submitted for a new residential dwelling on site.

- 9** The development shall be carried out in strict accordance with the following documents, including the referenced mitigation measures:

- Preliminary Ecological Appraisal Report dated June 2023 by Ecosupport

- Reptile Survey and Outline Mitigation Report dated June 2023 by Ecosupport
- Proposed Site Plan P103 by RBA Architects Ltd
- Biodiversity Net Gain Assessment, June 2023 by Ecosupport

REASON: For avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 10** The development hereby approved shall be carried out in accordance with the following approved documents:

- Proposed Site Plan Drawing no 23/806/P103
- Proposed Elevations Drawing no 23/846/P300
- Letter from Project Ecologist re condition 10 – 19.3.24

REASON: To mitigate for impacts to bats arising from the developmen

- 11** The development hereby approved shall be carried out in accordance with the following approved documents:

- Construction Phase Health and Safety Plan (Laburnum Associates, Rev 2 25.9.23)
- Construction Management Plan (APG, Nov 23)
- Compound and site management plan

REASON: To ensure appropriate levels of amenity to the area and neighbouring residents during the construction/demolition period.

- 12** No construction or demolition works shall take place on Sundays or Public Holidays or outside the hours of 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays.

REASON: Ensuring appropriate levels of amenity are achievable through the demolition/construction period.

- 13** The accommodation hereby permitted within the garage element shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling hereby permitted 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.

Informative

- 14** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please noted that this consent does not override the statutory protection afforded to any such species. In the event that your proposal could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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