



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01805
Decision Date: 20/05/2026

Applicant:	Mrs Lorraine Shutter Newtown Dairy Knapp Hill Car Park North East C38 To District Boundary, Alton Barnes, Wiltshire, UK, SN8 4LB
Particulars of Development:	Change of use from equestrian to C3 (Dwellinghouse). Conversion of the existing stables to form additional residential accommodation.
At:	Newtown Dairy, Alton Barnes, Marlborough, SN8 4LB

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.

Drg Title: Existing Plans, Elevations and Section. Drg No: 1059A/01. Rev: A.

Drg Title: Existing/Proposed Location/Site Plan. Drg No: 1059A/04.

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

- 3 The external materials used in the development hereby permitted, including roofing materials, wall finishes, windows, doors and the porch structure, shall match those of the existing building in type, colour, texture and finish, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure that the development preserves the character and appearance of the host building, the rural area and the North Wessex Downs National Landscape, in accordance with development plan policies relating to design and landscape protection.

- 4 The rooflights and windows hereby approved shall be installed strictly in accordance with the details shown on the approved drawings and shall thereafter be retained as such.

Reason: To ensure that the appearance of the building remains sympathetic to its rural context and does not result in visual harm to the character of the area or the National Landscape, in accordance with development plan policies relating to design.

- 5 The two accommodation units (main dwelling and annexe) shown on the approved plans shall be occupied and used as a single residential unit only known as Newtown Dairy. They shall not be occupied or disposed of as separate independent units of residential accommodation at any time. This restriction shall remain in force for the lifetime of the development

Reason: To ensure that the development does not result in the creation of an isolated dwelling in the countryside, contrary to development plan policies relating to countryside restraint and sustainable development.

Informative

- 6 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, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals 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
- 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](#)