



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/09909
Decision Date: 21/05/2026

Applicant:	Euridge Manor Weddings Euridge Manor Euridge, Colerne, Chippenham, SN14 8BJ
Particulars of Development:	Variation of conditions 1, 7, 9, 11 & 12 of consent granted by APP/Y3940/W/23/3323464 (Appeal B)
At:	Euridge Manor, Euridge, Colerne, Chippenham, SN14 8BJ

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 carried out in accordance with the following approved plans and documentation:
 - LDC.2272K 01C Context Plan
 - LDC.2272K 02C House & Track Location Plan
 - LDC.2272K 03A Passing Place Location Plan
 - LDC.2272K 04C House Site Plan
 - LDC.2272K 05C Car Park Site Plan
 - LDC.2272K 06B Passing Place Site Plan.
 - LDC.2272G 07G Passing Place Detail.
 - LDC.2272K 08B Location Plan House & Track 21st March 2023.

- LDC.2722K 09 Iglu pod detail 10th October 2022;
- LDC.2722K 10A Marquee 01 detail ('the petal marquee') 10th October 2022;
- LDC.2722K 11A Marquee 02 detail ('the kitchen tent') 10th October 2022;
- LDC.2722K 12 Toilet unit details 10th October 2022;
- LDC.2722G 13E Access and estate gate detail;
- LDC.2722K 14 Indicative details 10th October 2022;
- C10072-EX-LCP Rev C DPA Lighting Consultants 2nd October 2022
- C10072-EX-LLP Rev C DPA Lighting Consultants 2nd October 2022

2 No more than 50 events shall take place at the site in any calendar year. For the purposes of this planning permission, an 'event' is defined as a gathering held on commercial terms of any number of guests with or without a ceremony, including (but not limited to) the provision of a drinks reception, food, speeches, live and recorded music, and/or other forms of entertainment. An event held by the same individual or party over a 48 hour period shall be regarded as a single event.

3 The number of attendees (excluding serving staff) at any event (as defined in condition 2) shall not exceed 150. Where more than one event is held at any one time, the total number of attendees at both events shall not exceed 150.

4 The use hereby permitted shall not commence or recommence and no equipment and materials shall be brought onto the land for the purposes of such use until a noise management plan ("NMP") has been submitted to the local planning authority for its written approval and one of the requirements i) to ii) set out below has been met:

i. The local planning authority approve the NMP.

ii. The local planning authority refuse to approve the revised NMP or fail to give a decision within the prescribed period, and an appeal shall have been made to, and accepted as validly made by, the Secretary of State, and that appeal shall have been finally determined and the submitted NMP shall have been approved by the Secretary of State.

The use hereby permitted shall be carried out in accordance with the approved NMP or in accordance with any subsequent amended version of the NMP approved via the means specified in condition 5.

5 In the event that a review of the noise management plan ("NMP") approved by reason of condition 4, carried out in accordance with that condition, identifies a need for the NMP to be amended, the use hereby permitted shall cease within 30 days of the date of failure to meet any one of the requirements i) to iv) set out below:

i. Within 1 month of the date of the review an amended NMP shall be submitted to the local planning authority for its written approval.

ii. If within 2 months of the date of the submission of an amended NMP the local planning authority refuse to approve the amended version or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii. If an appeal is made in pursuance of ii. above, that appeal shall have been finally determined and the submitted amended version of the NMP shall have been approved by the Secretary of State.

iv. The use hereby permitted shall be carried out in accordance with the approved amended version of the NMP.

6 The use hereby permitted shall not commence or recommence and no equipment and materials shall be brought onto the land for the purposes of such use until requirements i) to iv) have been approved in writing either through approval by the local planning authority, or where such an application has been refused or the LPA failed to give a decision within the prescribed period by the Secretary of State:

i) a timetable for the completion of the access track hereby permitted, including the works at the junction of the track with Thickwood Lane (and any s278 Agreement as necessary), shall have been submitted to the local planning authority for its written approval.

ii) a timetable for the completion of the landscaping of the access track and adjoining areas shall have been submitted to the local planning authority for its written approval.

iii) a timetable for the completion of the works to Euridge Lane hereby permitted (and any s278 Agreement as necessary) shall have been submitted to the local planning authority for its written approval.

iv) Notwithstanding the details already submitted, a scheme of materials, finished levels and the landscaping of the access track and adjoining areas shall have been submitted to the local planning authority for its written approval. The scheme shall include:

a) full construction and surfacing details of the track;

b) finished levels and contours of the track;

c) location and current canopy spread of all existing trees and hedgerows on the land;

d) full details of any trees, hedgerow and other planting to be retained;

e) detailed of all new planting, including plant species, plant sizes and planting densities;

f) any means of enclosure; and

g) the retention of any historic landscape features and proposed restoration, where appropriate.

The completion of the works on Euridge Lane, the access track, the works at the junction of the track with Thickwood Lane, and the associated landscaping shall be in accordance with:

- the approved scheme;
- the approved timetables;
- drawing number LDC.2272K 02C Location Plan;
- drawing number LDC.2272G 07G Passing Place Detail
- drawing number LDC.2272G 13E Access and Estate Gate Detail;
- drawing number LDC.2272K 14 Indicative Details;
- 475/06 C 'Plan 6' Proposed Access Track; and
- the Visual Assessment of Enderby Associates Dated August 2022

Until such time as the approved works are completed in accordance with the bullet points above the use shall be carried out in accordance with the Interim Traffic Measures identified at appendix 2 of the Unilateral Undertaking submitted with the original planning appeal (PINS ref: APP/Y3940/W/23/3323464).

Upon completion of the access track in accordance with the approved scheme and the details specified in this condition, the track shall thereafter be retained for so long as the use hereby permitted continues.

Any trees or plants comprised in the landscaping scheme which, within a period of five years, 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.

- 7** Upon completion of the access track and the works at the junction of the track with Thickwood Lane in accordance with the approved scheme and the details specified in condition 6, the track shall be used by all vehicles associated with an event, as defined in condition 2, as the only means of leaving the site (Euridge Manor).
- 8** Upon completion of the access track and the works at the junction of the track with Thickwood Lane in accordance with the approved scheme and the details specified in condition 6, the vision splay shown on drawing number LDC.2272G 13E 'Access and Estate Gate Detail' shall thereafter be retained and maintained free from obstruction above a height of 900mm measured from the level of the nearside carriageway.
- 9** Surface water from the access track shall not drain onto the adopted highway.
- 10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected at the junction of the access track with Thickwood Lane, other than in the

position of gates and fencing shown on drawing number LDC.2272G 13E 'Access and Estate Gate Detail'.

- 11 The materials and appearance of the repositioned wall on Euridge Lane (as shown on drawing number LDC.2272G 07G Passing Place Details) shall match those of the boundary wall with the highway in the location of these works.
- 12 During all events (as defined in condition 2) the parking and turning areas shown on plan number LDC.2272K 05C 'Site Plan Car Park' shall not be used for any purpose other than for the parking of vehicles associated with the event.
- 13 The use of the site hereby permitted shall be in accordance with the travel plan approved under the discharge of condition 14 against the original appeal (LPA ref: PL/2025/05324).
- 14 Save for the mitigation works set out in the 'Mitigation and Enhancement Strategy in respect of Lesser Horseshoe Bats' revision b dated March 2024 (the Strategy), the development hereby permitted shall be carried out in accordance with the mitigation measures for bats set out in the Strategy or as modified by any Natural England European Protected Species Mitigation licence for the site for bats.
- 15 The mitigation works specified in the 'Mitigation and Enhancement Strategy in respect of Lesser Horseshoe Bats' revision b dated March 2024 shall be carried out in accordance with the timetable approved under the discharge of condition 16 against the original appeal (LPA ref: PL/2025/05324).
- 16 All external lighting shall accord with and be used at all times in accordance with the 'Lighting Strategy & External Detailed Lighting Design' Rev E dated April 2024.
- 17 Fireworks, pyrotechnics and sky lanterns (whether noise generating or not) shall not be used at any time during an event, as defined in condition 2.
- 18 None of the types of event lighting specified in the 'Event Lighting Restrictions' section at page 13 of the 'Lighting Strategy & External Detailed Lighting Design' Rev E dated April 2024 shall be used at any time during an event, as defined in condition 2.
- 19 No person(s) shall occupy the holiday/event accommodation provided within the 'iglu pod' hereby permitted for a continuous period of more than 14 days in any calendar year and it shall not be reoccupied by the same person(s) within 28 days following the end of that period.
- 20 The owners or operators of the site shall maintain an up-to-date register of the names of all occupiers of the holiday/event accommodation (the 'iglu pod') and of their main home addresses and shall make such information available at all reasonable times to the Local Planning Authority.

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