



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01733
Decision Date: 27/05/2026

Applicant:	Mr Felix Rooney Lansdowne , Littleton, Semington, Wiltshire, BA14 6JJ
Particulars of Development:	Change of use of land to use as a residential caravan site comprising 9 Gypsy/Traveller pitches, including the stationing of 9 static caravans/mobile homes, erection of communal day room and, construction of new access. (Retrospective)
At:	Lansdowne, Littleton, Semington, BA14 6JJ

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 is based only on the following approved plans and documents:

Location Plan

Proposed Day Room – Floor / Elevation Plans

Screen Face Details PBA4

Site Layout Plan PBA2

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

- 2 The site shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1 of Planning Policy for Traveller Sites.

REASON: In order to define the terms of the permission and to ensure the site meets an identified need for Gypsy and Traveller accommodation in accordance with Core Policy 47 of the Wiltshire Core Strategy and national policy.

- 3** The hereby approved site layout shall be limited to the provision of no more than 9 pitches. No more than 2 caravans shall be stationed on each pitch, of which no more than one shall be a static caravan/mobile home.

REASON: In the interests of the proper planning of the site, to avoid overdevelopment and to safeguard the character of the area in accordance with Core Policies 47 and 57 of the Wiltshire Core Strategy.

- 4** The amenity building hereby approved shall be used solely for purposes ancillary to the use of the site as a Gypsy and Traveller site and shall not be occupied as a separate unit of residential accommodation.

REASON: To ensure the building remains ancillary to the approved use and to prevent the creation of an additional independent dwelling, in accordance with Core Policies 1, 2, and 47 of the Wiltshire Core Strategy.

- 5** No commercial activities shall take place on the land, including the storage of materials (which includes commercial waste).

REASON: In order to define the terms of this permission, for the avoidance of doubt, protect the rural scene and character of the countryside and consistency with planning permission reference 13/06123/FUL.

- 6** No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

REASON: In order to define the terms of this permission, protect the rural scene and character of the countryside and consistency with planning permission reference 13/06123/FUL.

- 7** Within 3 months of the date of this permission, the hereby approved new access shall be constructed and retained in accordance with the approved details and thereafter maintained for the lifetime of the development.

REASON: In the interests of highway safety in accordance with Core Policy 60 of the Wiltshire Core Strategy.

- 8** Within 3 months of the date of this permission, the first 5m of the access, measured from the edge of the carriageway and/or the whole of the parking area, shall be consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

- 9** Within 3 months of the date of this permission, the parking and turning areas shall be provided, and shall be maintained within the site for the lifetime of the development and kept available for those purposes at all times.

REASON: To ensure adequate on-site parking and manoeuvring in the interests of highway safety in accordance with Core Policy 60 of the Wiltshire Core Strategy.

- 10** Within 3 months of the date of this permission, the boundary screen fencing hereby approved shall be erected and thereafter retained for the lifetime of the development.

REASON: In the interests of visual amenity and the character of the area in accordance with Core Policy 57 of the Wiltshire Core Strategy.

- 11** All planting and landscaping shown on the approved plans shall be carried out within the first planting season following the date of this permission and thereafter maintained for the lifetime of the development. Any trees or plants which die, are removed, or become seriously damaged shall be replaced in the next planting season.

REASON: To ensure a satisfactory landscaped setting for the development in accordance with Core Policy 51 of the Wiltshire Core Strategy.

- 12** Surface water from the site shall be managed so as not to discharge onto the public highway.

REASON: To ensure satisfactory drainage of the site and to prevent increased flood risk or danger to highway users in accordance with Core Policies 60 and 67 of the Wiltshire Core Strategy.

- 13** No external lighting shall be installed on the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the character of the area, neighbouring amenity, and biodiversity in accordance with Core Policies 50 and 57 of the Wiltshire Core Strategy.

- 14** No burning of waste or other materials shall take place on the site at any time.

REASON: In the interests of residential amenity and environmental protection in accordance with Core Policy 57 of the Wiltshire Core Strategy.

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](#)