



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/02455
Decision Date: 08/06/2026

Applicant:	Dr Anna Moore Cross Keys Inn, Upper Chute, Andover, SP11 9ER
Particulars of Development:	Variation of condition 3 (materials) on PL/2024/03783 to allow for a change of supplier.
At:	Cross Keys Inn, Upper Chute, Andover, SP11 9ER

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 expiration of three years from the decision date of the original permission granted under LPA ref: PL/2023/00207 that date being the 11th September 2023.

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:

Site Plan – Drawing no. PR1540, received on 22nd April 2024

Proposed Ground Floor Plan – Drawing no. PR200, received on 22nd April 2024

Proposed First Floor Plan – Drawing no. PR210, received on 22nd April 2024

Proposed Loft Plan – Drawing no. PR230, received on 22nd April 2024

Proposed North & South Elevations – Drawing no. PR300, received on 22nd April 2024
Proposed East & West Elevations – Drawing no. PR370, received on 13th June 2024

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

- 3** The materials to be used for the external finishes of the dwelling hereby approved shall be:-

- The roof tiles - Old English Red clay tile from Sahtas
- The bricks - mix of 'Orange' and 'Farmhouse Orange' blend bricks from Sahtas
- The flints would be a mix of knapped and unknapped field flints. Prior to the development hereby approved reaching slab level a 1m square panel of the flints proposed shall be constructed on the site and approved in writing by the LPA, and the development carried out in accordance with the approved details.
- Windows and doors are all timber painted.

REASON: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 5** The development will be carried out in strict accordance with the following document:

- Wildlife Protection and Enhancement Scheme, produced by LC Ecological Services, and dated October 2023, updated January 2024 as referenced in permission no. PL/2023/10152.

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

- 6 The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

- 7 The construction of the building hereby approved shall be in accordance with the approved Construction Method Statement under approval no. PL/2023/10152

REASON: For the avoidance of doubt and in order that the development is undertaken in an acceptable manner, 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.

- 8 There shall be no burning of any materials on site.

REASON: In the interests of the amenities of local residents

Informative

- 9 The development hereby approved could be subject to the Community Infrastructure Levy. Wiltshire Council has now adopted a Community Infrastructure Levy (CIL) charging schedule. CIL is a charge that local authorities can place on new development in their area. The money generated through CIL will contribute to the funding of infrastructure to support growth.

More information and the charging schedule for CIL can be found using the following link:

<http://www.wiltshire.gov.uk/planninganddevelopment/dmcommunityinfrastructurelevy.htm>

Informative

- 10** The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way CHUT18 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

Informative

- 11** In order to comply with Condition 6 above, a water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency', Appendix A (p36-44).

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