



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/02297
Decision Date: 06/07/2026

Applicant:	Mr Stuart Ingram Manor Farm, Church Road , Idmiston, Salisbury, SP4 0AS
Particulars of Development:	Vary Conditions 2,3,4 and 5 on PL/2023/04010 - Erection of 2 detached dwellings with integral garaging, access and associated works.
At:	Land at Church Road, Idmiston, Salisbury, Wiltshire, SP4 0AS

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 date of the original permission (26/02/2024 expires 26/02/2027)

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:

Location and Block Plans Drg no 3021-20 (March 2026) received 23/04/2026

Site layout Drg no 3021-22 Rev E received 06/07/2026

Proposed Floor Plans 3021-08 (April 2025) received 23/04/2026

Existing and Proposed Sections Drg no 3021-21 (March 2026) received
23/04/2026

Elevations showing proposed retaining wall Drg no 3021-23 (March 2026) received
23/04/2026

Appendix E of the Ecological Assessment, No. 0561, Issue: 01, Date: 1st February
2023 by Peach Ecology

Nutrient budget, updated 12th February 2024 by Holbury Consultancy Service
Mitigation Technical Note v5

Proposed elevation Drg no 3021B-07 Rev B received 06/07/2026

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

- 3** The development will be carried out in strict accordance with the following documents:

- Construction Environment Management Plan (CEMP). 02 August 2024 as approved under discharge of conditions application reference PL/2024/07311.

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

- 4** Development shall be carried out in accordance with the materials on plan reference 3021-23 dated March 2026 received 23/04/2026 and the type of slate to be used in the construction of the development hereby permitted shall be natural slate.

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

- 5** The biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:

- Appendix E of the Ecological Assessment, No. 0561, Issue: 01, Date: 1st February 2023 by Peach Ecology.

The installation of these features will be supervised by a professional ecologist and the measures will continue to be available for wildlife for the lifetime of the development.

REASON: To mitigate for impacts to biodiversity arising from the development.

- 6** Prior to the first occupation of the two new dwellings hereby approved, the existing septic tank that serves the existing dwelling at 31 Church Road located within the blue line of the Location Plan (Appendix 1 of the report: Nutrient budget, updated 12th February 2024 by Holbury Consultancy Service) shall be removed and replaced with the proposed package treatment plant (Graf One2Clean). Any subsequent replacements shall have an equivalent or improved performance specification. The replacement package treatment plant for the existing dwelling

(31 Church Road) shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future PTP is of an equivalent or improved standard.

- 7** All existing trees and hedges on the boundary to the west of the site shall be protected from damage during construction works. The new planting on the boundary to the east of the site shall be carried out in the first planting season following the commencement of the development. All other soft landscaping comprised in the approved details of landscaping shown on the approved site plan (Drg no 3021-22 Rev E) shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. Trees, hedges and shrubs shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any existing or new trees, hedges or plants 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

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

- 8** 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).

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

- 9** All external lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site avoiding illumination of habitat used by bats.

- 10** No part of the development shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

- 11** No part of the development hereby permitted shall be first occupied until the access, including passing bay, turning area and parking spaces have been

completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

- 12** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-C, including any alterations to form new window openings in the walls and roof, 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.

Informative(s) to Applicant(s):

- 1** A non-mains sewerage system is proposed. The area in which the development is located is within the River Avon catchment and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality". Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.
- 2** The applicant is advised to contact the relevant utilities provider for the overhead cables on the site prior to any works being undertaken to ensure that any necessary permission is sought and in the interests of health and safety of workers on site.

Nic Thomas - Director of Planning, Economy and Climate

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