

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Bowerchalke Barn, Knowle Farm, Bowerchalke, Salisbury, Wiltshire, SP5 5BP

Applicant Details

Name/Company

Title

Mr

First name

Tim

Surname

Mann

Company Name

Address

Address line 1

Knowle Farm

Address line 2

Church Street

Address line 3

Bowerchalke

Town/City

County

Wiltshire

Country

Postcode

SP5 5BP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Michael

Surname

Lyons

Company Name

Michael Lyons Architecture

Address

Address line 1

1 Manor Farm Barns

Address line 2

Burcombe Lane

Address line 3

Town/City

Salisbury

County

Country

GB

Postcode

SP2 0EJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion of an existing redundant agricultural barn and attached stables to provide wedding receptions and local community events.

Reference number

18/03311/FUL

Date of decision (date must be pre-application submission)

06/06/2018

Please state the condition number(s) to which this application relates

Condition number(s)

4

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The reason for this application is to increase the amount of weddings and community events held in the barn. This will enable the both the barn and other buildings on site to be used and managed effectively, creating additional revenue to contribute towards their future maintenance and helping to ensure their continued existence.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Consent is requested to amend condition 4 which limits the number of events for which the threshing barn is permitted to be used. The current permission limits its use to three events per calendar month in total and with no more than two of the events held per month going beyond 1900 hours.

The proposal is to host up to five events per calendar month during the peak 'wedding season' of March to October. This represents an increase from the current allowance of three events per calendar month to five. Further to this it is proposed that up to three events per calendar month can continue beyond 1900 hours which is currently limited to two per calendar month.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

In summary, the pre-application enquiry relates to a potential Section 73 application to amend Condition 6 of planning permission 19/05142/FUL to allow an increase in the number of wedding reception and local community events from three to five events per calendar month, limited to the period March to October. No physical works are proposed to the threshing barn or the wider site.

Having regard to the established lawful use of the barn, the planning history of the site, and the responses received from consultees, I do not raise an objection in principle to the proposed increase in event numbers. The proposed amendment is considered to represent a reasonable increase in frequency rather than a change in the nature or scale of the approved use. Highways and heritage impacts are not anticipated to be determining issues in principle, provided the proposal remains limited to an increase in event frequency and does not introduce physical alterations.

However, residential amenity remains the key consideration for any future Section 73 application. The acceptability of the existing permission was reliant on a carefully balanced framework of conditions intended to manage cumulative impacts, and any proposal to amend those controls would need to be supported by appropriate justification and evidence, particularly in relation to noise and disturbance, in line with the advice of the Council's Public Protection Service.

I would also emphasise that, should a Section 73 application be submitted, careful consideration would need to be given to the precise wording of any varied condition. Condition 6 currently performs an important role in controlling both the overall frequency of events and the number of events extending beyond 19:00. Any amendment would need to clearly and robustly secure appropriate controls to ensure that cumulative impacts on residential amenity continue to be adequately managed.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☒ Yes
☐ No

Does the land have agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 1 person, has 1 agricultural tenant and the applicant can provide details of those people.

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☐ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☒ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- ☐ The Applicant
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Date

Amendments Summary

1. Removal of reference to LBC
2. Confirmation of inclusion of a Location Plan
3. Updated version of Planning Statement