

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	15 Mandalay
Address Line 1	Stonehenge Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Amesbury
Postcode	SP4 7BA

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

Easting (x)	Northing (y)
414695	141456

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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

Approved Development - Application Reference Number: 20/06142/FUL

Particulars of Development: Change of use from a Bed and Breakfast (C1) back to a private residence (C3) with partial use of the existing accommodation as a single self-contained Holiday Let.

At: Mandalay Guest House, 15 Stonehenge Road, Amesbury, Salisbury, Wiltshire, SP4 7BA

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 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 the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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:

Application form received 22/07/2020

Location plan received 22/07/2020

Block plan received 22/07/2020

Proposed ground floor plan Drawing no. APG002 received 22/07/2020

Proposed first floor plan Drawing no. APG004 received 22/07/2020

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

3. The proposed three bed holiday let hereby permitted in association with the five bed dwelling known as Mandalay 15 Stonehenge Road Amesbury shall not be occupied as a persons' sole or main place or residence and no person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year.

REASON: In order to retain tourist accommodation in accordance with policy CP40 and because the holiday let does not make provision for amenity space separate from the main dwelling.

Reference number

Application Reference Number: 20/06142/FUL

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

20/09/2020

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

Condition number(s)

Condition 3

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/11/2020

Has the development been completed?

- ☒ Yes
☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

03/01/2021

Condition(s) - Variation/Removal

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

The applicant seeks only to add to the condition 3 to allow the annexe to be occupied either as:

- a holiday accommodation in accordance with the existing permission; or
- only as ancillary accommodation occupied by a dependent relative or family member in association with the main residence (a 'Granny Annexe').

The proposal does not create a new independent dwelling but provides additional flexibility for the annexe to be occupied either as approved holiday accommodation or as ancillary accommodation incidental to the main dwelling due to changing family circumstances.

The Reasons in the original condition 3 remains unaffected.

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

The current condition 3 states:

"The proposed three bed holiday let hereby permitted in association with the five bed dwelling known as Mandalay 15 Stonehenge Road Amesbury shall not be occupied as a persons' sole or main place or residence and no person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year.

REASON: In order to retain tourist accommodation in accordance with Policy CP40 and because the holiday let does not make provision for amenity space separate from the main dwelling."

Proposed Replacement Condition 3:

"The annexe hereby permitted shall be used only either:

- as holiday accommodation with no individual occupying the holiday accommodation for a continuous period exceeding 28 days in any calendar year; or

- as accommodation by a dependent relative or family member ancillary to the occupation of the principal dwelling known as Mandalay

REASON: In order to retain tourist accommodation in accordance with Policy CP40 and also provide additional flexibility for the annexe to be occupied either as approved holiday accommodation or as ancillary accommodation incidental to the main dwelling, but without making provision for amenity space separate from the main dwelling."

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

06/04/2026

Details of the pre-application advice received

Dear Jenny Fryatt

The below has been sent through to us and looking at the previous application and Condition 3 (attached decision) has restricted the 'use' of the holiday let, to go forward with this I would suggest applying for a variation or removal of condition application, have a look at the attached (local validation checklist) and approximately page 72 onwards has details on the documents required to support an application.

Subject: holiday let - change of use to living accom - Mandalay, 15 Stonehenge Road, Amesbury, Salisbury, SP4 7BA

Good afternoon,

We have been advised that the holiday let (looks like approved under 20/06142/FUL) at 15 Stonehenge Road, Amesbury, Salisbury, SP4 7BA known as Mandalay has, since 22/12/25, been occupied by the family's elderly relative, Doris Fryatt aged 83.

Her daughter in law, and owner of premises Jenny Fryatt said she will be contacting you about this to perhaps look at getting the use changed to an annexe use (with ancillary restriction to main house).

If you require further information please contact Jenny on 07726 632416 or by email to ajfryatt@yahoo.co.uk

Kind regards,

The Business Rates Team

Wiltshire Council

Monkton Park

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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mrs

First Name

Jennifer

Surname

Fryatt

Declaration Date

06/08/2026

☒ 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

Jennifer Fryatt

Date

07/08/2026