



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02227
Decision Date: 10/09/2026

Applicant:	Mr R Livock Kington Langley Stud, Ashes Lane, Kington Langley, Wiltshire, SN15 5NP
Particulars of Development:	Conversion of mixed equestrian / residential building to dwelling
At:	Kington Langley Stud, Ashes Lane, Kington Langley, Chippenham, SN15 5NP

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 policy DM3 (1)(a) 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:
 - 71855-02 – 001 A: Location Plan and Existing Site Plan
 - 71855-02 – 002 A: Existing Floor Plans
 - 71855-02 – 003 A: Existing Elevations

- 71855-02 – 101 B: Proposed Site Plan (08/09/2026)
- 71855-02 – 200: Proposed Plans & Elevations
- 71855-02 – 004: Proposed Cycle & Bin Stores (08/09/2026)

(received 19/04/2026 unless otherwise specified)

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

- 3** The cycle parking facilities shown on the hereby approved Site Plan shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 4** The development shall be carried out in strict accordance with the details set out in the Preliminary Ecological Appraisal by Cotswold Environmental dated May 2026 at Section 4 'Discussion and Recommendations'. This shall include but not necessarily be limited to the biodiversity enhancements for bats and nesting birds, and recommendations for external lighting and hedgehogs.

REASON: To provide mitigation / enhancement for biodiversity.

- 5** No external lighting shall be installed on the site or affixed to any buildings unless full details of the lighting scheme have first been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include:

- A layout plan showing the exact location of all external light fittings.
- Full technical specifications, including the type, lux levels, and light spillage (iso-lux contour plans).
- Measures to minimize light pollution, including the use of hoods, cowls, or shields.
- The hours of operation for the external lighting.

The external lighting shall be installed, maintained, and operated strictly in accordance with the approved details and shall not be altered without prior written approval from the Local Planning Authority.

REASON: To safeguard the visual amenities of the area, protect the amenities of neighbouring residential properties, and prevent disturbance to protected species and wildlife.

- 6 Before the development hereby permitted is first occupied, the window at first floor level in the south elevation shall be glazed with obscure glass only to an obscurity level of no less than level 2 and permanently maintained as such in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives

- 1 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

- 3 There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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
- 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](#)