



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/02859
Decision Date: 23/09/2026

Applicant:	Mr Oliver Walker 14 The Paddock, Urchfont, Devizes, Wiltshire, GB, SN10 4SH
Particulars of Development:	Variation of Condition 5 of planning application 19/07452/FUL: Amendment to Section 5 of the approved plans to include a dedicated area within the dog walking field. This area will be reserved for customers who wish to use a full competition-grade dog agility course.
At:	Foxley Paddock, Lydeway, Wiltshire

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 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 compliance with the following conditions:

- 1** The first five metres of the site access, measured from the edge of the carriageway, shall be retained as a consolidated and surfaced access (not loose stone or gravel) and maintained as such thereafter.

REASON: In the interests of highway safety.

- 2** The visibility splays shown on the approved plans shall be retained with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 3** No external lighting whatsoever shall be installed on or directly adjacent to the site at any time.

REASON: In the interests of the amenities and rural character of the area.

- 4** The use hereby permitted shall only take place within the application site as outlined in red on the approved plan between daylight hours between dusk and dawn.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise, light and activity in the interests of the amenity of the area.

- 5** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected, placed or installed on the site unless otherwise approved in writing by the Local Planning Authority.

REASON: To safeguard the character and appearance of the area.

- 6** When the land ceases to be used as a dog walking facility, the building/structures/fence hereby approved shall be removed and the land restored to its former condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting the rural character of the area.

Informative

- 7** For the avoidance of doubt and in the interests of proper planning, the development hereby permitted is deemed to have been carried out in accordance with the approved plans:

- Planning Statement, received 5 May 2026
- Location Plan, received 5 May 2026
- Plan showing new fencing, received 16 September May 2026
- Fence Elevation Plan, received 16 September 2026
- Photograph of fence 1, received 16 September 2026
- Photograph of fence 2, received 16 September 2026
- Site Layout (showing visibility splays), received 12/02/2020 (planning approval 19/07452/FUL)

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