

APPLICATION FOR VARIATION/REMOVAL OF CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04396
APPLICATION TYPE:	Removal/variation of conditions
SITE ADDRESS:	Bowerchalke Barn, Knowle Farm, Bowerchalke, Salisbury, Wiltshire, SP5 5BP
DEVELOPMENT DESCRIPTION:	Variation of condition 4 (Increase of number of events per calendar month and number of events held beyond 19:00). Variation of condition 6 (to increase the frequency of events continued beyond 19:00). Relating to application 18/03311/FUL.
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The application site forms part of Knowle Farm, a working farm located within the small village of Bowerchalke in the Chalke Valley. Under Core Policies 1, 2 and 33 of the Wiltshire Core Strategy, Bowerchalke is identified as a Small Village with no defined settlement boundary. The site lies immediately south of Church Street within the Bowerchalke Conservation Area and forms part of a historic farmstead containing a number of designated heritage assets, including the Grade II listed thatched threshing barn and attached stables to which this application relates.

Knowle Farm comprises a traditional farmyard served from Church Street, with a secondary access available from Howgare Road to the east. The wider holding remains in active agricultural use and contains a mixture of historic and modern farm buildings.

The application relates to the Grade II listed timber-framed threshing barn situated on the north-eastern side of the historic farmyard. Dating from the late seventeenth or early eighteenth century, the barn is one of the principal buildings within the farmstead and is currently used as a venue for wedding receptions, dining and community events.

PROPOSAL

This report considers an application made under Section 73 of the Town and Country Planning Act 1990 seeking to vary Conditions 4 and 6 attached to planning permission ref. 18/03311/FUL, which authorised the conversion of the Grade II listed threshing barn and attached stables at Knowle Farm for wedding receptions and local community events.

The proposed amendments seek to increase the number of events permitted within a calendar month, increase the number of events that may continue beyond 1900 hours, and reduce the minimum interval between events extending beyond 1900 hours. A full public consultation was undertaken during the application's lifecycle because the proposal description was changed. The original description did not explicitly state that condition 6 was sought to be changed, it was however stated within the planning statement. The case officer ran the consultation to ensure that local residents were explicitly informed of the conditions subject to variation.

The approved scheme permitted:

Condition 4 allows a maximum of 3 events per calendar month with a maximum of 2 being held beyond 1900 hours.

Condition 6 states that any event beyond 1900 hours shall not be held within 12 days of any other event which extends beyond 1900 hours.

This S73 application seeks to achieve the following:

Condition 4 allow a maximum of 5 events per calendar month between 1 March and 31 October and a maximum of 3 events per calendar month between 1 November and 28/29 February. A maximum of 3 events in any calendar month can be held beyond 1900 hours.

Condition 6 to state that any event going on beyond 1900 hours shall not be held within 7 days of any other event which extends beyond 1900 hours.

RELEVANT PLANNING HISTORY

Proposal / Summary
14/07617/FUL - Full planning permission Decision - Refused Date: 16/10/2014 – Erection of single wind turbine generator with a hub height of 18.3m
18/03311/FUL - Full planning permission Decision - Approve with Conditions Date: 6/6/2018 – Conversion of an existing redundant agricultural barn and attached stables to provide wedding receptions and local community events
18/03539/LBC - Listed building consent Decision - Approve with Conditions Date: 6/6/2018 – Conversion of an existing redundant agricultural barn and attached stables to provide wedding receptions and local community events
19/04038/DOC - Approval of details reserved by a condition Decision - Approved Date: 26/6/2019 – Discharge of Condition 8 - Conversion of existing redundant agricultural barn and attached stables to provide wedding receptions and local community events.
19/05142/FUL - Full planning permission Decision - Approve with Conditions Date: 30/7/2019 – Additional dining use to the existing wedding receptions and local community uses.
PL/2023/03290 - Full planning permission Decision - Approve with Conditions Date: 20/6/2023 – Conversion and repair of an existing former forge building into an office space at Knowle Farm.
PL/2023/03377 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 20/6/2023 – Conversion and repair of an existing former forge building into an office space at Knowle Farm.
S/2006/1887 - Listed building consent Decision - Approved Date: 23/10/2006 – REPLACE DAMAGED TIMBER & RE-THATCH ROOF

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Town and Country Planning Act. 1990 (as amended)

Section 73 of the Town and Country Planning Act. 1990 (as amended) relates to the determination of applications to develop land without compliance with conditions previously attached. It states that:

(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

- a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
- b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

The National Planning Practice Guidance (PPG) states the following:

- *Nature of the Application:* A Section 73 application is treated as a new planning permission, although it does not alter the original permission itself. The original permission remains intact and can still be implemented unless it has expired or been superseded.
- *Limitations:*
 - Section 73 cannot be used to change the description of development or the operative part of the permission (e.g. the nature or extent of the approved use).
 - It cannot be used to extend the time limit for implementing the original permission.
 - If the proposed changes go beyond what can reasonably be considered under Section 73, a new planning application under Section 70 would be required.
- *Decision-making:* The local planning authority must consider the application only in relation to the conditions subject to which the original permission was granted. However, it may impose new or revised conditions if granting a new permission.
- *Legal Agreements:* Because a Section 73 application results in a new permission, any existing Section 106 agreement may need to be varied or replaced via a deed of variation to ensure obligations continue to apply to the new permission.

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Sections 66/72 of the Planning (Listed Building Conservation Areas) Act 1990.

Development Plan:

The development plan for Wiltshire comprises the Wiltshire Core Strategy (WCS) (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

When determining a Section 73 application, the Local Planning Authority must consider the development plan and all other material considerations at the time of determination. This includes considering whether any changes in planning policy, guidance, site circumstances, consultation responses or technical evidence affect the acceptability of the development as amended.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted Wiltshire Core Strategy (WCS), with particular regard to:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 33 Wilton Community Area
- Core Policy 48 Supporting Rural Life
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- Core Policy 64 Demand Management

Broad Chalke Neighbourhood Plan

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: No objection – an extract of the comment is copied below:

‘Whilst this Highway Authority has previously raised concerns about an increase in traffic on the surrounding highway network, given that the proposed events are generally seasonal and simply an increase in frequency, as opposed to an increase in the scale of events, I do not believe that the proposals would cause a highway safety concern. Therefore, I recommend that no Highway objection is raised.’

WC Conservation: No comment – with the following text received:

‘The application seeks to vary conditions attached to the planning permission which relate to the hours of usage and do not relate to physical works to the listed barn. As such, I have no comments.’

WC Public Protection: Comment – a summary of the response is copied below:

WC’s Public Protection Service reviewed the application and raised no objection to the proposed variation of Conditions 4 and 6. No comments are made in respect of the proposed changes.

The response notes that any future noise complaints relating to the premises may still be investigated and, where a statutory nuisance is identified, action may be taken under the Environmental Protection Act 1990. The operator is also expected to continue managing the

premises in a manner that supports the licensing objectives, particularly the prevention of public nuisance.

Bowerchalke Parish Council: No response received.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties
- A site notice displayed near the site
- An advertisement placed in the local press

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted. During the 8 week process the application was subject to reconsultation following an amendment to the proposal description.

Below is a summary of the representations received during the consultation period.

12 representations of support with comments summarised as:

Twelve representations were received supporting, or raising no objection to, the proposed variation of conditions. In summary, respondents considered that the venue makes a positive contribution to the village and local economy, supports the diversification and long-term viability of the working farm, and benefits other local businesses through visitor expenditure and demand for local accommodation. Several respondents commented that they had not experienced disturbance from events held at the site, noting that music levels have generally been well managed, events finish on time and guests leave in an orderly manner. Some representations also referred to the venue's contribution to local employment and community activity. One respondent expressed support for the proposal whilst wishing to retain the existing restriction preventing events from continuing beyond 2300 hours.

1 representation of objection with comments summarised as:

One representation was received objecting to the proposed variation of conditions. The concerns raised relate primarily to residential amenity, with the respondent stating that music associated with events, particularly amplified music with prominent bass frequencies, can be audible at their property and garden. It was contended that, whilst the existing restrictions have generally limited disturbance, the current noise management measures are not always effective in controlling bass noise. The representation questions the effectiveness of the approved noise limiter and refers to concerns regarding compliance with the requirement to keep doors and windows closed during events involving amplified music. The respondent considers that any increase in the number of events, particularly those extending into the evening, could result in an increased frequency of disturbance and therefore opposes the proposed amendments.

ISSUES

The key considerations in the assessment of this application are as follows:

- Determining whether the proposed amendments fall within the scope of Section 73 of the Town and Country Planning Act 1990 which allows for the variation or removal of conditions attached to an existing planning permission.
- Assessing whether the development, as amended, remains in accordance with the relevant policies and provisions of the development plan, and whether the changes materially alter the nature or impacts of the approved scheme.
- Assessment of all conditions attached to the original planning permission ref 18/03311/FUL

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of the Development – Do the proposed amendments fall within the scope of s73?

The proposed amendments have been reviewed and are considered to fall within the scope of Section 73 of the Town and Country Planning Act 1990. The changes do not result in a fundamentally different development from that originally approved, nor do they seek to alter the description of development or extend the time limit for implementation. As such, the application is valid under Section 73 and can be determined as a variation of conditions attached to the original planning permission.

Whilst the proposed amendment forms the basis of this application, the Local Planning Authority must consider the acceptability of the development as amended and the planning impacts arising from the scheme as a whole.

Compliance with the Development Plan - Is the development as amended acceptable?

The application seeks greater flexibility in the operation of an established rural events venue through an increase in the number of permitted events and a reduction in the minimum interval between events continuing beyond 1900 hours. The proposal would support the ongoing operation of a diversified farm business and the continued viable use of the Grade II listed barn, which has benefited from previous investment secured through the approved events use.

The principle of using the barn for wedding receptions and community events has already been established through the grant of planning permission ref. 18/03311/FUL and remains a

significant material consideration in the determination of this application. The assessment is therefore focused on whether the proposed amendments to Conditions 4 and 6 would result in any unacceptable additional material impacts when compared to the extant permission.

Having regard to the nature of the proposed changes, the key considerations are the potential effects on residential amenity, heritage and highway safety.

Amenity

Given that the use of the barn for wedding receptions and community events is already established through planning permission ref. 18/03311/FUL, and no physical alterations are proposed as part of this application, residential amenity is considered to be the principal material consideration in the determination of this Section 73 application. The key issue is whether the proposed increase in the number and frequency of events would result in an unacceptable increase in noise and disturbance to nearby residents when compared with the extant permission.

The operation of the venue, including events that continue beyond 1900 hours, has been established for approximately seven years. As reflected in the representations received, events held at the barn can at times be audible within the village. However, the twelve representations supporting, or raising no objection to, the proposal generally indicate that events are well managed, that existing controls limit disturbance to an acceptable level, and that the venue forms an established part of the farm's diversification activities and the wider local community.

It is acknowledged that the proposed amendments would permit a greater number of events and a higher frequency of events extending beyond 1900 hours. As a consequence, there would inevitably be more occasions on which noise associated with lawful events may occur. However, the assessment is not simply whether more events would result in more instances of noise, but whether the proposal would give rise to an unacceptable increase in noise and disturbance when compared with the approved scheme.

In considering this matter, significant weight is afforded to the fact that the proposal does not seek to increase the scale or capacity of individual events. The existing controls that govern the operation of the venue would largely remain in place, including the restriction preventing events from continuing beyond 2300 hours, the requirement for doors and windows to remain closed during events involving live or amplified music, the prohibition of amplified music within external areas, the retention and operation of an approved noise limiting device, and the continued requirement to notify local residents of upcoming events and maintain a complaints log.

Particular regard has been had to the concerns raised by the sole objector, who resides in close proximity to the site and whose comments therefore attract significant weight in the assessment. The concerns principally relate to noise from amplified music, particularly bass frequencies, being audible within the dwelling and garden during events. The case officer has discussed these concerns directly with the objector. The objection also questions the effectiveness of the current noise management measures and whether an increase in the number of events would lead to a corresponding increase in disturbance.

Whilst these concerns are acknowledged and taken seriously, the Local Planning Authority must determine the application on the basis of the evidence available. In this regard, no other representations raise concerns regarding noise disturbance from the operation of the venue, notwithstanding the established use of the barn for events since 2019. Furthermore, the application is not supported by evidence demonstrating that the existing planning controls are failing, nor is there substantive evidence before the Council to conclude that the current operation of the venue results in unacceptable noise impacts that would justify the refusal of planning permission. The question of how noise travels, and whether noise experienced at a particular property amounts to an unacceptable impact or statutory nuisance, is a technical matter that is most appropriately considered by the Council's Public Protection team, who possess the expertise and monitoring equipment necessary to investigate such complaints. This complaint/investigation procedure is separate to the planning system, however, any alleged breaches of planning control or non-compliance with planning conditions are a matter for Planning Enforcement.

Wiltshire Council's Public Protection Team were consulted on the application and raised no objection to the proposed variations to Conditions 4 and 6. Within their comments, the Public Protection Officer advised that any future noise complaints relating to the premises may continue to be investigated and, where a statutory nuisance is identified, action may be taken under the Environmental Protection Act 1990. The response further notes that the operator is expected to continue managing the premises in a manner that supports the licensing objectives, particularly the prevention of public nuisance.

In the absence of any objection from Public Protection, substantive evidence demonstrating that the existing operation of the venue cannot be undertaken without unacceptable harm to residential amenity, or evidence indicating that the proposed increase in event frequency would give rise to such harm, it is not considered that the proposal would result in an unacceptable impact on neighbouring occupiers. Whilst the amendments would increase the frequency of lawful events, the nature of those events would remain unchanged and would continue to be controlled through a comprehensive suite of planning conditions. The proposal is therefore considered to accord with Core Policies 48 and 57 of the Wiltshire Core Strategy insofar as they seek to ensure development does not result in unacceptable impacts upon the amenities of neighbouring occupiers.

Heritage

The application relates to the operation of an existing events venue within a Grade II listed threshing barn and does not propose any physical alterations to the listed building, its setting, or the character and appearance of the Bowerchalke Conservation Area. Wiltshire Council's Conservation Officer was consulted and confirmed that the proposed variation relates solely to the operation of the venue and does not involve works to the listed barn, raising no heritage concerns. Accordingly, it is considered that the proposal would preserve the significance of the Grade II listed building, its setting and the character and appearance of the Conservation Area.

In heritage terms, modest weight is afforded to the continued viable use of the listed barn. The proposal would provide additional flexibility for an established rural enterprise, generating income that assists with the ongoing maintenance and upkeep of the historic farm buildings, including the application building itself. The barn also continues to accommodate community

events in addition to private functions, providing a limited public benefit through the continued active use and appreciation of a designated heritage asset. Having had special regard to the desirability of preserving the listed building and its setting, and special attention to preserving the character and appearance of the Conservation Area, the proposal is considered to accord with Core Policy 58 of the Wiltshire Core Strategy, and Sections 66/72 of the PLBCA Act 1990.

Highways

The application does not propose any increase in the scale or capacity of events held at the venue, but rather seeks to increase the frequency with which events may take place. Existing access arrangements and on-site parking provision would remain unchanged.

Wiltshire Council Highways has raised no objection to the proposal. In doing so, the Highway Authority acknowledged previous concerns regarding event-related traffic but concluded that the proposed amendments primarily relate to an increase in the frequency of events, rather than their scale, and would not result in a highway safety concern. The Local Planning Authority has no evidence before it to indicate that the existing use has given rise to significant highway impacts and notes that the proposal would not increase the number of attendees permitted at any individual event. Subject to the continued retention of the approved parking arrangements secured by condition, it is therefore considered that the proposed amendments would not result in an unacceptable impact on highway safety and would accord with Core Policy 64 of the Wiltshire Core Strategy.

Assessment of conditions

11 conditions were attached to the full planning permission ref (18/03311/FUL). Each condition is considered in turn below to determine whether it is necessary to carry over onto this S73 permission, or whether it should be amended or removed.

The conditions have been assessed against the tests for planning conditions set out in national policy and guidance and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

Condition 1 – this condition requires the approved development to commence within 3 years of the 18/03311/FUL permission. The barn has been converted and is operating as an events venue, development has therefore already commenced. This condition is no longer required and can be removed from this S73 approval.

Condition 2 – this condition lists the approved plans that the development is to be carried out in accordance with. This is still relevant and can be carried over onto this S73 approval.

Condition 3 – this is a pre-commencement condition requiring details of two windows. This condition was discharged in July 2018 and is therefore not required to be transferred to this S73 approval. The windows remain in situ as per the approved plans and details in approved in the DOC.

Condition 4 – this condition is subject to variation as part of this application and is discussed later in this report.

Condition 5 – this condition states that no event shall continue beyond 2300 hours. This condition is important in securing suitable amenity protection from late night noise from events for local residents. This condition will be carried over to this S73 approval.

Condition 6 - this condition is subject to variation as part of this application and is discussed later in this report.

Condition 7 – this condition requires all doors and windows of the host building to be closed during any event with live/amplified music, except for access. This condition also states no amplified music shall be played in any external areas. This condition is still relevant and critical to prevent noise spill and protect amenity for local residents.

Condition 8 – this is a pre-commencement condition requiring a noise limiter to be installed to ensure noise levels inside the barn does not exceed a level to be agreed by the LPA. This was agreed and discharged in June 2019. The noise limiter is a useful tool to protect residential amenity and the case officer therefore deems to necessary to reword this condition to ensure the noise limiter remains in situ for the lifetime of the development in accordance with the details agreed in the discharged of condition approval ref (19/04038/DOC). The condition has been reworded and transferred to this S73 approval.

Condition 9 – this condition requires development to be carried out in accordance with the submitted Camping Addendum (dated June 2018). Compliance with this document is still considered necessary so this condition has been carried over to the S73 approval.

Condition 10 – this condition requires the landowner to take measures to notify residents of upcoming events and to keep a record of any complaints received. This condition continues to be relevant and has been transferred to this S73 approval.

Condition 11 – this condition required the parking area as per the approved plans to be laid out in accordance with the approved details and always maintained and remain available for parking. This condition remains relevant in the interest of public safety and has been carried over to this S73 approval. It has however been reworded as the original wording states ‘no part of the development shall be first brought into use’ given development has commenced the condition should be reworded to ensure approved parking area is maintained for the lifetime of the development.

PLANNING BALANCE AND CONCLUSION

The proposed amendments have been assessed having regard to the extant planning permission, the Development Plan, the National Planning Policy Framework and all other material considerations. The principle of the use is already established and the proposal does not seek to increase the scale or capacity of individual events, but rather the frequency with which events may take place.

The representations received have also been carefully considered. Twelve representations supporting, or raising no objection to, the proposal refer to the economic, community and rural diversification benefits associated with the venue and generally indicate that existing events are appropriately managed. One representation objects to the proposal on residential amenity grounds, primarily in relation to noise from amplified music. These concerns have been given

significant weight and have been fully assessed within the amenity section of this report. However, for the reasons set out above, it is not considered that they justify a reason for refusal.

It is acknowledged that the proposed amendments would result in more occasions on which event-related activity may occur. However, no objections have been raised by the Council's Highways, Conservation or Public Protection officers, and the Local Planning Authority has not been presented with substantive evidence demonstrating that the existing operation of the venue results in unacceptable impacts or that the proposed increase in event frequency would do so. The proposal would continue to be subject to a comprehensive suite of planning conditions securing controls over event frequency, operating hours, noise management and parking provision.

As part of the Section 73 process, Conditions 4 and 6 have been varied in the manner sought by the application to allow an increase in the number of permitted events and a reduction in the minimum interval between events extending beyond 1900 hours. The Local Planning Authority has also reviewed the full suite of conditions attached to planning permission ref. 18/03311/FUL. Conditions that no longer serve a planning purpose or have been fully implemented have been removed, whilst others have been retained or amended where necessary to reflect the fact that the development is operational. Consequently, the condition numbering and wording within this permission differs from that of the original planning permission.

The proposal would support the ongoing operation of an established rural diversification enterprise and the continued viable use and maintenance of a Grade II listed building, whilst preserving the significance of designated heritage assets and maintaining acceptable levels of residential amenity and highway safety. Taking these matters into account, the proposed development as amended is considered to accord with the Development Plan when read as a whole and there are no material considerations that indicate planning permission should be refused. Accordingly, planning permission is recommended for approval subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing number 518/P.01 dated February 2018, as deposited with the local planning authority on 13.04.18
 - Drawing number 518/P.04 dated February 2018, as deposited with the local planning authority on 13.04.18
 - Drawing number 518/P.03 dated February 2018, as deposited with the local planning authority on 13.04.18

- Drawing number 518/P.14 dated January 2018, as deposited with the local planning authority on 13.04.18
- Drawing number 518/P.13 dated January 2018, as deposited with the local planning authority on 13.04.18
- Drawing number 518/P.12 dated January 2018, as deposited with the local planning authority on 13.04.18
- Drawing number 518/P.11 dated January 2018, as deposited with the local planning authority on 13.04.18
- Drawing number 518/P.10 dated January 2018, as deposited with the local planning authority on 13.04.18

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

2. The use hereby permitted shall be limited to:

- a) no more than five events per calendar month between 1 March and 31 October (inclusive); and
- b) no more than three events per calendar month between 1 November and the last day of February (inclusive).

No more than three events in any calendar month shall be held or continue beyond 1900 hours.

REASON: In the interests of residential amenity.

3. No event shall continue beyond 2300 hours.

REASON: In the interests of amenity.

4. Any event continuing beyond 1900 hours shall not be held within seven days of any other event that continues beyond 1900 hours.

REASON: To prevent an unacceptable concentration of late evening events in the interests of residential amenity.

5. All doors and windows of the host building shall be closed during any event with live/amplified music, except for access. No amplified music shall be played in any external areas

REASON: In the interests of amenity.

6. The noise limiter approved pursuant to application ref. 19/04038/DOC shall be retained and maintained on the site and shall be used in accordance with the approved details during all events.

REASON: In the interests of residential amenity.

7. The site shall be operated in accordance with the submitted Camping Addendum (dated June 2018).

REASON: To define the scope of the permission and in the interests of residential amenity.

8. The landowner shall take measures to notify residents of upcoming events, providing details of when the music will start and finish and who to contact if they are being disturbed. The landowner shall also keep a record of any complaints made and what action was taken to rectify the issue and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In the interests of amenity.

9. The parking area shown on the approved plans shall be retained and kept available for parking purposes at all times.

REASON: To ensure that adequate parking provision is retained within the site in the interests of highway safety.

Informatives:

Licensing Act 2003

The changes approved in this Section 73 application may require amendments to any existing licence, issued under the Licensing Act 2003 by the local authority, in order to legally operate. The operator should ensure they have obtained any legal authorisations required before they begin operating. Further information can be found on the following web page: [Wiltshire Council Licensing Act 2003](#)