

THE SCHEDULE

Name of Local Planning Authority: NORTH WILTSHIRE DISTRICT COUNCIL
Monkton Park, Chippenham, Wiltshire, SN15 1ER

NAME & ADDRESS OF AGENT:

James Slater & Co.
Chartered Building Surveyors
53 Dyer Street
Cirencester
Glos
GL7 2PP

**BRIEF DETAILS OF APPLICATION IN THE
PARISH OF Leigh/Purton:**

Change of Use From Agricultural to Equestrian,
Erection of 2 Timber Stables & Tack Room.
(Revision of 04.02277.COU & 04.02278.COU)

NAME & ADDRESS OF APPLICANT:

Mr D Fry
Flat 190
116 Commercial Road
Swindon
Wilts
SN1 5BD

LOCATION:

Land Off
Braydon Road
Wiltshire

Application Dated: 29.11.2006 Application Registered: 29.11.2006
Permission Granted: 23.01.2007

PERMISSION GRANTED FOR THE FOLLOWING REASON:

The proposal is in accordance with the relevant planning policies for this area and is not considered to have a harmful effect on the living conditions of the neighbours nor a harmful effect on the rural character and appearance 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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

Reason: To prevent the introduction of a commercial use into the area in the interests of highway safety and rural amenity.

4. No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment shall be stationed on the site to which this application relates without the prior approval in writing of the local planning authority.

Reason In the interests of the rural character and appearance of the area.

5. No external lighting shall be installed within the site unless first approved in writing by the local planning authority.

Reason: To enable the local planning authority to ensure that the illumination does not result in light spillage which would harm the amenity of the area and to comply with Policies C3 and NE15 of the North Wiltshire Local Plan 2011.

6. The development here by permitted shall not be commenced until details of the landscaping of the site, including the removal of all newly planted conifers and their replacement with more appropriate species, have been submitted to and approved in writing by the local planning authority. Details shall include:
- a) details of the siting of the stable block in relation to the mature hedge with existing trees, showing clear separation distance between the trees and the building, existing and proposed soil levels at the base of hedgerow and proposals for the hedgerows protection during construction works;
 - b) details of all proposed tree and shrub planting including species, number, sizes and positions together with the re-seeded track;
 - c) details of any hard-standing areas in front of stable block and in front of vehicular access.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity of the area and to ensure the creation of a pleasant rural environment for the development and to comply with Policies C3 and NE15 of the North Wiltshire Local Plan 2011.

7. The site must be drained on a separate system with all clean roof and surface water being kept from foul drainage.

Reason: To prevent pollution of the ground water and in accordance with Policies C3 and NE18 of the North Wiltshire Local Plan 2011.

8. Manure/dung heaps shall be sited in an area where they will not cause pollution of any watercourse or water source by the release of contaminated run-off. The subsequent disposal of collected wastes shall be undertaken in accordance with the MAFF Code of Good Agricultural Practice for the Protection of Water.

Reason: To prevent pollution of the ground water and in accordance with Policies C3 and NE18 of the North Wiltshire Local Plan 2011.

9. There must be no discharge of foul or contaminated drainage from the site in either groundwater or any surface ditches whether direct to watercourses, ponds or lakes or via soakaways/ditches.

Reason: To prevent pollution of the ground water and in accordance with Policies C3 and NE18 of the North Wiltshire Local Plan 2011.

10. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 10m from the carriageway edge.

Reason: In the interests of highway safety.

11. Before the access hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 215m and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 900mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

12. The driveway between the edge of the carriageway and the gates shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

13. Prior to their installation details of the proposed gates shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity.

INFORMATIVES:

1. The developer should avoid the construction of trenches, pipe runs, drains and other services within a 12 metre radius of any trees which are to be retained on the site.
2. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3, NE15, NE18
3. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

1:2500 OS plan received by the local planning authority 29th November 2006.

Dwg No 06-254-01/Rev A received by the local planning authority 29th November 2006.

C. H. Percud

APPLICATION REFERENCE NO: 06/03087/COU

Implementation Team Leader
Development Control, Listed Buildings & Landscaping

Date: 23rd January 2007
