

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2022/09195

Decision Date: 04 August 2023

Applicant: Ms May Smith
The Manor House, Church Street, Wiltshire, Steeple Ashton, BA14 6EW

Particulars of Development: Minor additional alterations to the Manor House; replace utility roof; re-roof part of main roof; replacement window, new window opening; alterations to garden wall; alterations to the granary to adapt it for residential use; the introduction of discreetly located solar panels; alterations to modern garage; the replacement of one modern greenhouse and removal of another.

At: The Manor, Church Street, Steeple Ashton, Trowbridge, Wilts, BA14 6EW

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:

Conditions: (8)

- 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 documents and plans:

Application Form
Design and Access Statement, Revision B, received 30/03/2023
Statement of Significance and Heritage, November 2022

Schedule of Repairs - Revision A
Ventilation and Drainage - Granary, July 2023
Preliminary Roost Assessment, October 2021
Preliminary Roost Assessment, August 2022
Preliminary Roost Assessment, March 2023
Bat Activity Survey Report, March 2023
Bat Report, Report ref 4326.5, June 2023

Plans:

VPF 6062/T - Planning Sheet 1 of 1, Revision B
21.1500/00, Site Location Plan
21.1500/01, Site Plan as Existing
21.1500/03, Main House Ground Floor Plan as Existing
21.1500/09 Revision G, Site Plan as Proposed, received 29/06/2023
21.1500/10 Revision B, Main House Ground Floor Plan as Proposed, received 30/03/2023
21.1500/13 Revision A, Main House South and East Elevations as Proposed, received 30/03/2023
21.1500/14 Revision A, Main House North and West Elevations as Proposed, received 30/03/2023
21.1500/20, Plans and Elevations as Existing Garage
21.1500/21 Revision C, Plans and Elevations as Proposed Garage
21.1500/25, Plans and Elevations as Existing Granary
21.1500/26 Revision E, Plans and Elevations as Proposed Granary, received 13/07/2023
21.1500/28 Revision A, Block Plan as Existing & Proposed, received 15/06/2023
21.1500/30, Plans and Elevations as Existing and Proposed Potting Shed and Greenhouse
21.1500/35, Granary Insulation Details as Proposed, received 13/07/2023

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

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The development shall be carried out in strict accordance with the following documents:

- Site Plan - As Proposed, Plan no: 21.1500/09, Rev. G, June 2023 by Verity & Beverly Ltd
- Plans and Elevations - As Proposed Granary, Plan no: 21.1500/26, Rev. E, July 2023 by Verity & Beverly Ltd
- Block Plan - As Existing & Proposed, Plan no: 21.1500/28, Rev. A, June 2023 by Verity & Beverly Ltd
- Bat Report. Report ref: 4326.5, June 2023 by Daniel Ahern.

REASON: For the avoidance of doubt and for the protection, mitigation and

enhancement of biodiversity.

- 4 Bat roosts and bat access points will be incorporated into the development in accordance with Plans and Elevations - As Proposed (Plan no: 21.1500/26, Rev. E, March 2023), Block Plan - As Existing & Proposed (Plan no: 21.1500/28, Rev. A, June 2023) and Site Plan - As Proposed (Plan no: 21.1500/09, Rev. G, June 2023) or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these bat roosts and access features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development.

- 5 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b) Working method statements for protected/priority species, such as bats in the Main House and Granary and nesting birds.
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats in the Granary; this should comprise the preconstruction/construction related elements of strategies only.
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 6 No new external artificial lighting shall be installed on the granary unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

- 7 There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

REASON: In the interests of residential amenity.

- 8 The accommodation provided within The Granary hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as The Manor, Church Street, Steeple Ashton, BA14 6EW and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Informatives: (3)

- 9 The Granary and the southern roof space of the main house is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.
- 10 All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000

while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

- 11 The applicant's attention is drawn to the conditions on the counterpart listed building consent reference PL/2022/09387 which must be complied with.

Parvis Khansari - Corporate Director, Place

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