Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/04754

Decision Date: 16 August 2023

Applicant:	Mr Alistair Taylor 1 Edison Rise, New Ollerton, Nottinghamshire, UK, NG22 9DP
Particulars of Development:	Variation of condition 2 of 19/01521/FUL (Proposed additional 10 guest accommodation lodges on two separate sites within the existing holiday village, including associated external works) - To allow for slight increase in the plantroom size requirement
At:	Center Parcs, Picket Post, Corsley, Warminster, BA12 7PU

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 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 compliance with the following conditions:

Conditions: (12)

1 The development hereby permitted shall be begun before the expiration of three years from the decision date of application reference 19/01521/FUL (20th March 2020).
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 details:
Received by the Local Planning authority on 4th July 2023:
18-2156(02): 007 P1 (Woodland Lodge 03-06 Proposed Floor Plan and roof plan), 008 P1 (Woodland Lodge 07-10 Proposed floor plan and roof plan), 009 P1 (Woodland Lodge Elevations), 18-2156CL (21)002 T1 (Cluster 2 elevations), 18-2156-(LP)002 Overall site Location, 18-2156CL (22)001T1 (cluster 1 plans)

Submitted under reference number: 19/01521/FUL:
Drawing 18/2156/(LP) 001 - Location Plan Drawing, 18/2156/(02) 001 - Proposed Site P&R Sections A-D Drawing 18/2156/(02) 001A - Proposed Site Layout - Site P&R Drawing 18/2156/(02) 002 C - Proposed Site Layout - Site S Drawing 18/2156/(02) 004 - Proposed Site S Sections A-H Drawing 18/2156/(02) 005 - Proposed 6 Bed DDA Woodland Lodge Details - Site P&R Drawing 18/2156/(02) 006 - Proposed 6 Bed Woodl;and Lodge Details - Site P&R, Topographical survey sheets 1, 2 & 3 (Ref. 2431.46ia/b_3D Preliminary Ecological Appraisal (October 2018) Hazel Dormouse and Reptile Surveys received 19th December 2019 REASON For the avoidance of doubt and in the interests of proper planning.

3 The application hereby approved shall be carried out in accordance with the details submitted under discharge of condition application reference number 2022/04202 . REASON To ensure the trees are protected and in the interests of biodiversity and the character of the area and wider landscape of the Cranborne Chase & West Wiltshire AONB.

4 The application hereby approved shall be carried out in accordance with the details submitted under discharge of condition application reference number 2022/04202 .
REASON To control flood risk and to ensure the protection of adjoining trees

5 Unless as otherwise first approved in writing by the local planning authority, the external materials and finishes to be used in the development hereby permitted shall not be other than as specified on the approved drawings. REASON In the interests of visual amenity and the character and appearance of the area.

6 i) Prior to the first occupation of the either of the 2 areas of development or the substantial completion of the development in those areas (whichever is the sooner) there shall have been submitted to and approved in writing by the local planning authority a scheme of landscape planting, the details of which shall include:- a) location and current canopy spread of all existing trees and hedgerows on the land to be retained, b) a plan showing the location and extent of all new planting, c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities, using native species. ii) All so-approved planting shall be carried out in the first planting and seeding season following the first occupation of the particular area of development or following the substantial completion of the development in that area, whichever is the sooner. iii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. iv) Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased (including those to be retained) shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. REASON To ensure the protection of existing important landscape features and provide a satisfactory landscaped setting for the development within the AONB and in the interests of biodiversity.

7	Prior to first occupation of the development there shall have been installed bat and bird boxes within the survey areas of the Preliminary Ecological Appraisal in accordance with details first to have been submitted to and approved in writing by the local planning authority. REASON To compensate for bird nesting and bat roosting opportunities lost through the removal of trees on the sites, and in the interests of biodiversity protection and enhancement.
8	The development and preparatory site clearance works as hereby permitted shall not be carried out other than under the supervision of an ecologist and adopting working methods, staff education and production of a Method Statement and all other recommendations as set out in section 5.12 of the approved 'Hazel Dormouse and Reptile Surveys' (December 2019). REASON To ensure the protection of reptiles that may be impacted by the development.
9	The units hereby permitted shall only be used as holiday accommodation and not as permanent residential accommodation, and shall only be used in connection with the existing holiday complex (ie Center Parcs Holiday Village). REASON The site is in an area where residential development would not normally be permitted.
10	i) The development hereby approved shall be designed, built and thereafter maintained to ensure that it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). REASON To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation.
11	i) No external lighting shall be installed until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2020", have been submitted to and approved in writing by the Local Planning Authority. ii) The so-approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed. REASON In the interests of the designation of the area as a Dark Skies Reserve, the wider amenity of the area and in the interests of the local bat population.
12	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), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted. REASON In the interests of the amenity and biodiversity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

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