Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/04738

Decision Date: 07 September 2023

Applicant:	Mr & Mrs Barclay The Manor, Winterbourne Bassett, Wiltshire, SN4 9PU
Particulars of Development:	Alterations to the 'Cart Shed' comprising of the introduction of timber cladding over the existing steel frame and concrete blockwork enclosure, the replacement of part of the concrete blockwork enclosure with a timber framed structure creating a garaging area, timber clad externally, the replacement of the existing asbestos roofing with a new metal standing seam covering, the installation of solar PV panels on the roof, the addition of a small Potting Shed and Store - replacing an existing timber pump enclosure.
At:	The Manor, Winterbourne Bassett, Swindon, SN4 9PU

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: (5)

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 plans and documents:

Doc Title: Application Form.
Drg Title: Shed North East Elevation (Existing).
Doc Title: Standing Seam Clamp Datasheet. Produced by: Van Der Valk Solar

Systems.
Drg Title: Shed North West Elevation (Existing).
Drg Title: Shed Ground Floor Plan (Existing).
Drg Title: Shed South West Elevation (Existing).
Drg Title: Existing Site Plan. Drg No: SP_01.
Drg Title: Shed South East Elevation (Existing).
Doc Title: Heritage Statement. Produced by: Tonic Architecture.
Doc Title: Preliminary Ecological Appraisal. Written by: Jan Freeborn of Chalkhill Environmental Consultants.
Drg Title: Proposed Elevations. Drg No: CS_P_02.
Drg Title: Proposed Floor Plan. Drg No: CS_P_01.
Drg Title: Proposed Site Plan. Drg No: SP_02.
Drg Title: Site Location Plan. Drg No: SLP_01.
Doc Title: Solar Panel Specifications, Q.PEAK DUO BLK ML-G10+ SERIES. Produced by: QCELLS.
Doc Title: Structural Survey. Produced by: Structurelle Engineers. Dated: 17 May 2023.

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

3 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. These details should be clearly shown on a site plan. The approved details shall be implemented before occupation of the final works.

REASON: To provide enhancement for biodiversity.

5 Within 3 months of the Solar Panels hereby approved becoming obsolete and or disused, the building will be restored to its former condition as it was prior to their installation.

REASON: In the interests of amenity, in order to secure the restoration of the building upon removal/extinguishment of the solar panels and to avoid potential harm and injury to the scenic qualities special historic interest of the area.

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

REASON: In the interests of conserving biodiversity.

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