Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/05205

Decision Date: 22 September 2023

Applicant:	Mr Trevor Baker Southfield Farm, Crab Mill Lane, Lea, Malmesbury, Wiltshire, SN16 9NF
Particulars of Development:	Formation of agricultural access in lieu of access for temporary car park
At:	Access serving Southfield Farm, The Street, Lea, SN16 9PG

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:

Revised Site Plan - LPC 5339 PR 201 rev B Site plan 500.
Revised Planning Statement- WC-210623
Proposed Elevation - LPC 5339 PR 202

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

3 The development hereby permitted within three months of the granting of permission be required to provide a consolidated access such that the first ten metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel) and may not be brought into use until such time as this has completed .The access shall be maintained as such thereafter .

REASON: In the interests of highway safety.

4 No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 1.9 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 33.7 metres and 50.9 metres from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction above a height of 600mm.

REASON: In the interests of highway safety.

5 Any gates shall be set back 10 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

Informatives: (2)

6 The proposal includes alteration to the public highway and the consent here by granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license maybe required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225713352oremailvehicleaccess@wiltshire.gov.ukforfurtherdetails.

7 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the
Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage
or disturb their habitat or resting place. Please note that this consent does not override the
statutory protection afforded to any such species. In the event that your proposals could potentially

affect a protected species you should seek the advice of a suitably qualified and experienced
ecologist and consider the need for a licence from Natural England prior to commencing works.
Please see Natural England's website for further information on protected species.

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