Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/07050

Decision Date: 02 October 2023

Applicant:	Mr & Mrs K Smith Clanger Farm, Clanger Lane, Heywood, Westbury, Wiltshire, BA13 4 L
Particulars of Development:	Single storey extension to the existing agricultural dwelling to provide accommodation
At:	Clanger Farm, Clanger Lane, Heywood, Westbury, BA13 4LL

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 plans and details:

- Location plan ref. 05/23/1/1.
- Existing elevations ref. 05/23/1/2.
- Existing floorplans ref. 05/23/1/3.
- Proposed elevations ref. 05/23/1/4 REV.
- Proposed floorplans ref. 05/23/1/5 REV.
- Block plan ref. 05/23/1/6.
- Ecological appraisal report ref: S1207.001. August 2023. Crossman Associates.

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans.
REASON: in the interests of visual amenity and the character and appearance of the area.

4 Development shall not commence until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
i. A site plan showing the following ecological enhancements as recommended by the Ecological Appraisal (ref. S1207.001, August 2023):
a. The locations of artificial nesting boxes/features for nesting birds, particularly those for house sparrow. The plan should also include the make/model of bird nesting features, aspect of installation, number of features and surrounding habitat type.
b. The location and full details of the new native hedgerow. The plan should include the length and width of this habitat, as well as a specification showing species composition, planting sizes and planting densities.
ii. An elevation drawing/s showing the location of bat roosting features, including an integrated bat box on the southern elevation.

The bat and bird features shall be installed before the development hereby approved is brought into first use. The approved planting shall be carried out in the first planting and seeding season following the first use of the development or the completion of the development, whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased 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.

Photographic evidence of the ecological enhancements shall be submitted to the Local Planning Authority for approval in writing within three months of their installation.

The features shall be retained and maintained for the lifetime of the development.

REASON: to avoid adverse impacts on biodiversity.

5 The annex accommodation hereby approved shall not be used at any time other than for purposes ancillary to the residential use of the main dwelling. It shall remain within the same planning unit as the main dwelling and shall not be sublet.
REASON: to safeguard the character of the area and ensure that the development functions as a genuine annex that meets the applicants' specific needs.

6 The annex accommodation hereby approved shall not be brought into first use until the internal linking door into the main dwelling is provided. This internal door shall be retained

thereafter.
REASON: in order to ensure the accommodation is linked to the main dwelling and it functions as a genuine annex that meets the applicants' specific needs.

7 No external lighting shall be installed onsite unless plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note GN08-18 'Bats and artificial lighting in the UK', issued by the Bat Conservation Trust and Institution of Lighting Professionals.
REASON: to avoid illumination of habitat used by bats.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending those Orders with or without modification), no new openings above ground-floor level shall be inserted into the development hereby approved.
REASON: to avoid illumination of habitat used by bats.

Informatives: (3)

9 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

10 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

11 Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. The right of way must be kept open at all times until an order has been confirmed and the alternative, if applicable, has been certified by Wiltshire Council.

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