Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/05618

Decision Date: 09 October 2023

Applicant:	Keysley Store Limited c/o Agent
Particulars of Development:	Variation of condition 4 on W/08/00931/FUL to remove the agricultural storage restriction placed upon units A and B in order to utilise them for any purposes within Use Class B8 'Storage'.
At:	Keysley Farm, Monkton Deverill, BA12 7EY

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: (3)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

839/PL1 (Location Plan) dated 17/01/2008
Supporting Statement (in particular Plans 1 and 2 in Appendix in Appendix 4)

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

2 The building known as stores A and B shall only be used for uses in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Any variation to the approved use must be approved in writing by the local planning authority (who shall consult with the strategic highway authority).

Reason: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case, and also in the interest of the safe and efficient operation of the A303 trunk road and surrounding road network.

3 No new external lighting shall be installed on the site without the prior written agreement of the Local Planning Authority.

REASON: In the interests of the amenities of the area which is within an AONB and to minimise unnecessary light spillage above and outside the development site.

Informatives: (1)

4 As per comments from National Highways, the applicant should give consideration to the suitability and sufficiency of their existing on-site signage.

In addition and as per comments from the Parish Council, it is requested that the applicant undertakes measures to seek to ensure that HGV's and traffic associated with the use of the site utilises the A303 trunk road to the south and not the much smaller and narrower roads to the north.

Please not that any new signage may require separate advertisement consent and/or planning permission. Any signage not on land within the applicant's ownership would also require consent from the landowner.

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