Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/07415
Decision Date: 11 October 2023

Applicant:	National Trust, Stourhead House & Gardens Estate, High Street, Stourton, Warminster, BA12 6SH
Particulars of Development:	Proposed building that will securely house the National Trust Stourhead mobility equipment and access aids and accommodate the associated personnel to staff and administer the mobility equipment demonstration and free hire.
At:	Stourhead House & Gardens Visitor Centre, High Street, Stourton, Warminster, BA12 6SH

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: (7)

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 listed in the schedule:

Location Plan ref DR-A-0000 dated 15/8/23
Proposed Site Plan ref DR-A-0002 dated 31/7/23

Accessibility Hub Structure (Plans and Elevations) ref DR-A-0005 dated 31/7/23
Building elevation treatments & materials on page 9 of Design and Access Statement dated August 2023
North East / South West Site Section ref DR-A-0003 dated 31/7/23
South East / North West Site Section ref DR-A-0004 dated 31/7/23
Design and Access Statement dated August 2023
Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement by Astill Treecare Ltd and Appendices 1-7 REF: ATC/2023/699/B dated 28/8/23
Accessibility Hub Structure Lighting Plan and Specification ref DR-A-0006 dated 31/7/23

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

3 The materials for the accessibility hub building hereby approved shall be in accordance with the Building elevation treatments & materials on page 9 of Design and Access Statement dated August 2023 and maintained in that condition for the lifetime of the development.

Reason: In the interests of the character of the area and the significance of the setting of the Conservation Area.

4 Any new external light fixture within the site or on the building shall be installed and operated (by sensor) in accordance with the Accessibility Hub Structure Lighting Plan and Specification ref DR-A-0006 dated 31/7/23.

REASON: In the interests of the amenities of the AONB and its setting, to minimise unnecessary light spillage within the development site. To ensure that the lights are only on when the building is in use.

5 The development hereby approved shall be carried out in accordance with the Arboricutural Impact Assessment, Tree Protection Plan and Method Statement by Astill Treecare Ltd and Appendices 1-7 REF: ATC/2023/699/B dated 28/8/23.

Reason: To protect the root protection areas of retained trees adjacent to the site.

6 No development shall commence within the area indicated by the red line boundary on H-B Design’s location plan, Drawing No. 76NTSH_HB_00_ZZ_DR_A_000, dated 15.08.2023 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

7 The accessibility hub building hereby approved shall not be used for the preparation or sale of any hot or pre-packaged foods or hot/prepackaged drinks/beverages.

Reason: In the interests of neighbouring amenity.

Informatives:

Archaeology

This is in accordance with Paragraph 205 of the NPPF which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.
The watching brief should comprise the archaeological monitoring and recording of any ground works that have the potential to impact on buried archaeological remains. The programme of archaeological work will conclude with the preparation of a report on the results of the exercise.

Signed:

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