Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/05167

Decision Date: 18 October 2023

Applicant:	Torbet The Chantry , Vicarage Road, Tisbury, Wiltshire, SP3 6HY
Particulars of Development:	Rear infill extension, conversion of outbuildings, alterations to rear lean-to and associated landscape alterations
At:	The Chantry, Vicarage Road, Tisbury, Salisbury, SP3 6HY

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: (6)

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:
Proposed South West Elevation ref: 796 – P111 A Date Received: 11/08/2023
Proposed Ground Floor Plan ref: 796 – P100 A Date Received: 11/08/2023
Proposed Landscape Site Plan ref: 796 – P003 Date Received: 27/06/2023
Proposed North West Elevation ref: 796 – P112 Date Received: 27/06/2023
Existing Landscape Plan ref: E003 Date Received: 27/06/2023
Site Location Plan ref: E001 Date Received: 27/06/2023
Existing Cellar and Ground Floor Plan ref: E100 Date Received: 27/06/2023
Proposed Second Floor Plan ref: 796 – P102 Date Received: 27/06/2023
Existing South East Courtyard Elevation ref: E113 Date Received: 27/06/2023
Proposed Garage Plan and Elevations ref: 796 – P200 Date Received: 27/06/2023
Proposed North West Courtyard Elevation ref: 796 – P114 Date Received: 27/06/2023
Existing First Floor Plan ref: E101 Date Received: 27/06/2023

Proposed South East Courtyard Elevation ref: 796 – P113 Date Received: 27/06/2023
Site Block Plan ref: E002 Date Received: 27/06/2023
Proposed First Floor Plan ref: 796 – P101 Date Received: 27/06/2023
Existing North West Courtyard Elevation ref: E114 Date Received: 27/06/2023
Existing South West Elevations ref: E111 Date Received: 27/06/2023
Existing Greenhouse Plans and Elevations ref: E300 Date Received: 27/06/2023
Existing North West Elevation ref: E112 Date Received: 27/06/2023
Existing Second Floor Plan ref: E102 Date Received: 27/06/2023
Existing South East Road Elevation ref: E110 Date Received: 27/06/2023
Proposed South East Road Elevation ref: 796 – P110 Date Received: 27/06/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3 Materials shall be as shown on the approved plans and application form.
REASON: In the interests of visual amenity and the character and appearance of the area.

4 The development will be carried out in strict accordance with the following documents:
- Section 4 and Figure 5 (Biodiversity Mitigation and Enhancement Plan) of the report: Ecological Impact Assessment, The Chantry, Ref: 01/042/015/02_EcIA_The Chantry_V2, Date: 21 September 2023 by Halpin Robbins
REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5 The biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:
- Figure 5 (Biodiversity Mitigation and Enhancement Plan) of the report: Ecological Impact Assessment, The Chantry, Ref: 01/042/015/02_EcIA_The Chantry_V2, Date: 21 September 2023 by Halpin Robbins
The installation of these features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These measures will continue to be available for wildlife for the lifetime of the development.
REASON: To mitigate for impacts to biodiversity arising from the development.

6 Before work regarding the cobbles has commenced, full details of the works shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be carried out in accordance with the agreed details.
REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Informatives: (2)

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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