Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/05406

Decision Date: 20 November 2023

Applicant:	Mr and Mrs Mark Fletcher Mill Cottage, 125 Westbrook, Bromham, Chippenham, Wiltshire, SN15 2EE
Particulars of Development: **At:**	Retention of summerhouse (retrospective) Chittoe Mill, 125 Westbrook, Bromham, Chippenham, SN15 2EE

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 is permitted in accordance with the following approved plans and the details set out within the following documents:

- Site Location Plan
- Site Plan – 2301-5 Issue 2
- Summerhouse/Home Office As Built – 2301-6 Issue 2
- Streambed detail–2301-7 Issue 1
- Ecology Technical Note (Malford Environmental Consulting Ltd, 21June 2023)
- Flood Risk Assessment (RCC)

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

2 Within three months of the date of this permission, in accordance with the Ecology Technical Note:

- the existing plastic veranda roof material shall be replaced with an opaque roofing

material and;
• the existing external lighting shall be removed.

The condition shall be discharged when photographic evidence of these works having taken place has been submitted to and approved in writing by the local planning authority.

REASON: In the interests of conserving biodiversity and to avoid illumination of habitat used by bats.

3 Within three months of the date of this permission:

i) The details of five bat roosts, in accordance with the Ecology Technical Note, shall be submitted to the Local Planning Authority for approval in writing. The details should be clearly shown on a site plan and the plan should include the following details: location, number, type (include make/model if appropriate) and positioning (height, aspect, surrounding habitat, as applicable).

ii) Following approval of said details, the installation of the bat roosts shall be supervised by a professional ecologist.

The condition shall be discharged when photographic evidence of the installed features have been submitted to and approved in writing by the local planning authority. These bat roosts will continue to be made available for bats for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

4 No external light fixture or fitting shall be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: In the interests of conserving biodiversity and to avoid illumination of habitat used by bats.

5 Within three months of the date of this permission a scheme for the discharge of surface water (incorporating sustainable drainage details) from the site and details for

the disposal of sewage shall be submitted and approved in writing by the Local Planning Authority. The approved works shall be implemented in full thereafter for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority to ensure that the development can be adequately drained.

6 The summerhouse hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Mill Cottage, and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Informatives: (4)

7 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.

8 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.

9 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 also negatively affects humans' health and has a substantial adverse effect on biodiversity. Therefore, any new external artificial lighting as part of this development should only be for the purposes of security and safe access. Any new lighting should 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 GN08-18 "Bats and artificial lighting in the UK",

issued by the Bat Conservation Trust and Institution of Lighting Professionals.

10 Any surface water / foul water features that will/are draining to watercourse would be subject to appropriate permits under the provisions of Land Drainage Act and Water Resources Act. It is in the interest of the applicant to establish if any further permits/consents are required as any unconsented activities would be subject to enforcement under relevant legislation.

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