Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/07806
Decision Date: 20 November 2023

Applicant:	Mr & Mrs B Jones, Trafalgar Park, Witherington Road, Downton, Salisbury, SP5 3QR
Particulars of Development:	Change of Use from Office (B1) to Residential (C3) and internal and external alterations to the North and South Stable Blocks
At:	The Stables, Trafalgar Park, Witherington Road, Downton, Salisbury, Wilts, SP5 3QR

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 listed in the schedule:

Location Plan ref 21-11-ST 122 Rev A dated 9/23
Block Plan ref 21-11-ST 123 dated 9/23
Planning Statement, Allen Planning Ltd, dated 13th September 2023

Design and Access Statement dated August 2023
Heritage Assessment dated June 2023
Trafalgar Park Masterplan ref 4870.4 dated October 2023 by Daniel Ahern Ecology Ltd
Phase 1 and 2 Restoration – Bat Survey Report ref 4471.2 dated Sept 2023 by Daniel Ahern Ecology Ltd
South Stable Block Window Refurbishment and Replacement 21-11-ST 114 -2 dated 2/23
South Stable Block Proposed Works Window Schedule 21-11-ST 110 -5 Rev B dated Jan 22
South Stable Block Proposed Works Bat Loft Areas 21-11-ST 133 -2 Rev * dated Sept 23
South Stable Block Proposed Elevations 21-11-ST 131 dated Sept 23
South Stable Block Proposed Floorplans 21-11-ST 129 dated Sept 23
North Stable Block Proposed Works Bat Loft Areas 21-11-ST 132 -2 Rev * dated Sept 23
North Stable Block Proposed Floorplans 21-11-ST 128 dated Sept 23
North Stable Block Proposed Elevations 21-11-ST 130 Rev A dated Sept 23

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

3 The ancillary residential accommodation in the north and south stables hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Trafalgar House, Trafalgar Park, Witherington Road, Downton, Salisbury, Wilts, SP5 3QR or to provide staff accommodation for the main house and its estate and it shall remain within the same planning unit as the main dwelling and not sold or let separately.

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 and to ensure that the accommodation falls within the scope of the Strategic Mitigation Strategy for the River Avon catchment.

4 The development will be carried out in strict accordance with the following documents:

- Section 4.2 of the report: Phase 1 & 2 Restoration – Bat Survey Report, Southern & Northern Stable Blocks, Trafalgar Park, Standlynch, Date: September 2023 by Daniel Ahern Ecology Ltd.
- Masterplan for works impacting confirmed bat roosts, Trafalgar Park, Standlynch, Date: October 2023 by Daniel Ahern Ecology Ltd.
- Drawing: North Stable Block Proposed Works, Bat Loft Areas, No: 21-11-ST-132, Status 2, Date: Sept 2023 by Affinity Architects
- Drawing: North Stable Block as Proposed, Floor Plans, No: 21-11-ST-128, Date: Sept
2023 by Affinity Architects

- Drawing: South Stable Block Proposed Works, Bat Loft Areas, No: 21-11-ST-133, Status 2, Date: Sept 2023 by Affinity Architects
- Drawing: South Stable Block as Proposed, Floor Plans, No: 21-11-ST-129, Date: Sept 2023 by Affinity Architects

or as otherwise specified in a relevant bat European Protected Species Licence superseding this permission.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5 Bat roosts and bat access points will be incorporated into the development in accordance with:

- Masterplan for works impacting confirmed bat roosts, Trafalgar Park, Standlynch, Date: October 2023 by Daniel Ahern Ecology Ltd.
- Drawing: North Stable Block Proposed Works, Bat Loft Areas, No: 21-11-ST-132, Status 2, Date: Sept 2023 by Affinity Architects
- Drawing: North Stable Block as Proposed, Floor Plans, No: 21-11-ST-128, Date: Sept
2023 by Affinity Architects
- Drawing: South Stable Block Proposed Works, Bat Loft Areas, No: 21-11-ST-133, Status 2, Date: Sept 2023 by Affinity Architects
- Drawing: South Stable Block as Proposed, Floor Plans, No: 21-11-ST-129, Date: Sept 2023 by Affinity Architects

or as otherwise specified in a relevant bat European Protected Species Licence superseding this permission.

The installation of these bat roosts and access 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 bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development.

6 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

Informatives:

Artificial Lighting

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.

Birds and the Nesting Season

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act
2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

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