Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/06851

Decision Date: 26 October 2023

Applicant:	Arla Foods Limited Stephenson Road , Northacre Industrial Park, Westbury, Wiltshire, United Kingdom, BA13 4WD
Particulars of Development:	Removal of existing mounding for 7 new silos, plant room, pump room, pipe gantry, yard and relocated / extended plant store
At:	4 Stephenson Road, Northacre Industrial Park, Westbury, BA13 4WD

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: (5)

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 and documents:

Location Plan, 4478-DLG-A-(10)20C; Proposed Drainage Layout, 6238-JPG-ZZ-ZZ-DR-D-1400-S2-P02; Proposed Levels, 6238-JPG-ZZ-ZZ-DR-C-1300-S2-P02; Existing Silo and Service Yard Plan, 4478-DLG-A-(10)11A; Existing North-East and South-East Elevations, 4478-DLG-A-(10)09C; Existing South-West and North-West Elevations, 4478-DLG-A-(10)08C; Existing Site Plan, 4478-DLG-A-(10)01C; Proposed Silo and

Service Yard Sections, 4478-DLG-A-(02)10; Proposed Silo and Service Yard Visuals, 4478-DLG-A-(01)03; Proposed Silo and Service Yard Elevations, 4478-DLG-A-(01)02A; Proposed Silo and Services Yard Plan, 4478-DLG-A-(00)03; Proposed Site Plan, 4478-DLG-A-(00)01C, as received on 11 August 2023

Proposed Tree Planting Area, DLG-S01-00-DR-A-(00)08, as received on 25 October 2023

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

3 All soft landscaping comprised in the Biodiversity Net Gain letter produced by Crossman Associates (reference D1148.001, dated 24 July 2023) shall be carried out within the area outlined in blue on drawing reference DLG-S01-00-DR-A-(00)08 in the first planting and seeding season following the completion of the development. All shrubs and trees planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and for the benefit of visual amenity and biodiversity.

4 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01-21), have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how the proposed lighting would impact on bat habitat compared to the existing situation. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to avoid illumination of habitat used by bats.

5 The development hereby approved shall be carried out in strict accordance with the Biodiversity Net Gain letter, produced by Crossman Associates, reference D1148.001, dated 24 July 2023.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

Informatives: (1)

1 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.

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