Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/06220
Decision Date: 30 October 2023

Applicant:	Mr R Fricker, Park Corner Farm North C297 To The Street West Knoyle, West Knoyle, Wiltshire, BA12 6AH
Particulars of Development:	Change of use of an agricultural yard to storage area (Class B8 use) for siting of shipping containers
At:	Park Corner Farm, West Knoyle, Warminster, Wilts, BA12 6AH

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: (4)

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:

Location Plan at 1:2500 scale received 24/7/23
Proposed Site Plan ref 396_ 03 231010 received 17/10/23
Shipping Container Elevation and dimensions received 15/8/23

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

3 Notwithstanding the plans and details hereby approved, the B8 storage use hereby

permitted shall take place only within the area shaded dark grey on the Proposed Site Plan ref 396_ 03 231010 received 17/10/23 and marked. Any storage including containers shall not exceed 2.6m in height (ie single stacked) when measured above ground level .

There shall be no new artificial external lighting within the red line for the development hereby approved.

Reason: For the avoidance of doubt and in the interest of the visual and amenity and landscape setting of the AONB.

4 The storage use hereby permitted shall not commence until a scheme of native tree/hedgerow planting for the east boundary of the site (as shown on Proposed Site Plan ref 396_ 03 231010 received 17/10/23) has been approved in writing by the Local Planning Authority. The landscaping shall be carried out in the first planting and seeding season following the first use of the site for non-agricultural storage purposes. Any trees or hedgerow 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.

Reason: The application contained insufficient information regarding the type and species of hedgerow planting 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 before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development within the AONB.

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