Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/07265

Decision Date: 01 November 2023

Applicant:	Mr Robert Bailey Ewins Hill Farm Southward Lane, Aldbourne, Wiltshire, SN8 2LA
Particulars of Development:	Temporary planning consent for the citing of a static caravan at Ewins Hill Farm.
At:	Ewins Hill Farm, Southward Lane, Aldbourne, Marlborough, SN8 2LA

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 mobile home hereby permitted and any ancillary works or structures shall be removed and the land shall be restored to its former condition within three years from the date of this consent, or within three months of the first occupation of a replacement dwelling at Ewins Farm. The land shall be restored in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: planning permission would not normally be granted, but regard has been had to the particular circumstances of the applicant and the functional needs of the agricultural enterprise in granting a planning permission of limited duration.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and details:

- Location plan ref. PF10950.01.
- Proposed site plan ref. PF10950.02
- Proposed elevations and floorplan ref. 200023_P.

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans.
REASON: in the interests of visual amenity and the character and appearance of the area.

4 The occupation of the mobile home shall be limited to persons working solely or mainly working at the agricultural enterprise known as Ewins Farm. This shall include any widow or widower of such a person, and to any resident dependents.
REASON: the site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted. This permission is only granted on the basis of an essential need for temporary residential accommodation in this location having been demonstrated.

5 No external lighting shall be installed on site unless approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details.
REASON: in the interests of the sensitive landscape setting and to minimise unnecessary light spillage above and outside the development site, owing to the likelihood of bats in the locality.

Informatives: (2)

6 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

7 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