Wiltshire Council

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises - Prior Approval Granted

Application Reference Number: PL/2023/08085

Decision Date: 08 November 2023

Applicant:	Mr Bryant Stowford Manor Farm , Farleigh Road, Wingfield, Wiltshire, BA14 9LH
Particulars of Development:	The installation of 78No. roof mounted solar PV panels on 2 No. buildings at Stowford Manor Farm, BA14 9LH of total installed capacity 31.98kWp
At:	Stowford Manor Farm, Farleigh Road, Wingfield, Trowbridge, BA14 9LH

The local planning authority has determined in this case that its prior approval will be required and that this prior approval is **GRANTED** subject to the following condition(s):

Conditions:

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

CBP/01 Rev B (Site Location Plan) received 06/11/2023
CBP/02 Rev B (Existing Roofs Plan) received 06/11/2023
CBP/03 Rev B (Proposed Roofs Plan) received 06/11/2023
CBP/04 Rev B (Proposed Site Plan) received 06/11/2023
CBP/05 Rev A (Solar Panel Mounting Detail) received 06/11/2023
Glint and Glare Assessment received 08/11/2023
Panels Datasheet received 08/11/2023

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

2 The solar PV equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the buildings and the amenity of the area.

REASON: This condition is a requirement of Class J.4-(1) (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3 The solar PV equipment shall be removed as soon as reasonably practicable when it is no longer needed or becomes redundant

REASON: This condition is a requirement of Class J.4-(1) (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives:

Bats

There is a risk that bats may be encountered at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Bat line through the internet.

Parvis Khansari - Corporate Director, Place