Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2022/07157

Decision Date: 23 August 2023

Applicant:	Mr Stefan Persson c/o Agent,
Particulars of Development:	Replacement of existing 2no. dwellings by new house and gate lodge, together with access drive and associated landscape proposals including new pond (amended scheme to that of permission 14/05721/FUL)
At:	Park Farm, Ramsbury, Marlborough, SN8 2HW

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: (8)

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:

- MLA181/44 Site Location
- 014/1007/A Elevations of House, Kitchen Wing and Garage
- 014/1007/A/A Elevation A (South Rear) Comparison Drawing
- 014/1007/B/A Elevation B (West Front) Comparison Drawing
- 014/1007/C+E/A Elevations C (East Side) and E (West Side) Comparison Drawing
- 014/1007/D/A Elevation D (North Front) Comparison Drawing
- 014/1007/F/A Elevation F (East Rear) Comparison Drawing

• 014/1008 Elevations of Pool, Orangery, Garden Pavilion and Walled Garden
• 014/1008/A Elevation A (Pool Building, Orangery and Garden Wall) Comparison Drawing
• 014/1008/G Elevation G (Orangery, Pool and Walled Garden – South Elevation) Comparison Drawing
• 014/1008/H Elevation H (Garden Pavilion) Comparison Drawing
• 014/1008/J Elevation J (Garden Pavilion and Walled Garden – North Elevation) Comparison Drawing
• 014/1008/K Elevation K (Garden Pavilion and Walled Garden – South Elevation) Comparison Drawing
• 014/1008/L Elevation L (Garden Pavilion) Comparison Drawing
• 014/1009 Plans, Section and Elevations of Gate Lodge
• 014/1009/EAST AND SOUTH Gate Lodge (East Front and South Side) Comparison Drawing
• 014/1009/WEST AND NORTH Gate Lodge (West Front and North Side) Comparison Drawing
- Coloured Elevation (North Front)
- Coloured Elevation (East Rear)
• 014/1011 Bat Mitigation Details
• PLAN 01 Estate Boundaries
• PLAN 02 Existing Site
• PLAN 03 Proposed Parkland Pond Existing Topographic Survey
• PLAN 04 2014 Approved Landscape Masterplan (LA/03A) - For Info
• PLAN 05A Proposed Landscape Masterplan 1 1:5000 @ A1
• PLAN 06 2014 Approved Landscape Compartments (LA/04A) - For Info
• PLAN 07B Landscape Compartments
• PLAN 08A Proposed Landscape Masterplan 2
• PLAN 09B Comparison of Approved and Proposed Masterplan
• PLAN 10 Proposed Parkland Pond Layout & Contouring
• PLAN 11 Proposed Parkland Pond Cross Sections
• PLAN 12A Landscape Masterplan 3
• PLAN 13A Comparison of Approved and Proposed Masterplan
• PLAN 14 Garden Masterplan
• PLAN 15 Garden Cross Sections
• PLAN 16 Proposed Curtilage
• PLAN 17 Location Plan
• PLAN 18 Location of Shelter and Bat Hibernacula
• Figure 1 Bat Hibernacula Plan

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

3 The development shall be carried out in strict accordance with the following documents:
• The recommendation in Section 4 of the report: Ecology Report, Park House, Ramsbury, Wiltshire. Job No: 223164, Date: 02 September 2022 by AA Environmental

Ltd. (Appendix 3 of Design & Access Heritage statement Volume 3A).
• Landscape and Ecology Management Plan – Colston Stone Practice and AA Environmental Ltd. (Appendix 6 of Design & Access Heritage statement Volume 3A).
• Drawing: 014/1011 - Bat Mitigation Details, Date: 30 January 2023 by Francis Terry and Associates.
• Drawing: Bat Hibernacula Plan, Drg No: Figure 1, Date: 26 January 2023 by AA Environmental Ltd.- Drawing: Location of Existing Shelter & Proposed Bat Hibernacula, Drawing Number: PLAN/18, Date: 31 January 2023 by Colson Stone Practice.

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

4 No development shall commence within the area indicated by application PL/2022/07157 until:

The approved programme of archaeological work as set out in the Written Scheme of Investigation (WSI) submitted with the planning application, has been instigated in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

5 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

6 Prior to the occupation of the dwellings hereby approved, the bat roosts and bat access points shall be incorporated into the development in accordance with drawings:
- Bat Mitigation Details, Drg No: 014/1011, Date: 30 January 2023 by Francis Terry and Associates.
- Bat Hibernacula Plan, Drg No: Figure 1, Date: 26 January 2023 by AA Environmental Ltd.
- Location of Existing Shelter & Proposed Bat Hibernacula, Drawing Number: PLAN/18, Date: 31 January 2023 by Colson Stone Practice.
- The installation of these bat roosts and access features will be supervised by a professional ecologist. 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.

7 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 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 minimise unnecessary light spillage above and outside the development site.

8 Within 3 months of the demolition of the existing farm buildings and bungalows on the site, the resultant materials shall have been completely removed from the site.

REASON: In the interests of visual amenity.

Informatives: (4)

9 INFORMATIVE:
The work is to be undertaken by qualified archaeologists following the standards and guidelines for archaeological monitoring as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

10 INFORMATIVE:
There are a number of public rights of way running through the site. The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public rights of way whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

11 INFORMATIVE:
The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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 GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

12 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 18/08/2023.

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