Wiltshire Council

# The Town and Country Planning Act 1990
## Approval of Full Planning Permission with Conditions
## Application Reference Number: PL/2023/08092
## Decision Date: 11 December 2023

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| **Applicant:** | Miss L. MacClelland, Tokes Farm, Tokes Lane, Semley, Shaftesbury, SP7 9BP |
| **Particulars of Development:** | Permanent planning permission for a single storey educational building to be used for school visits to the farm, alternative provision for Wiltshire Council, a Home Educational group, Holiday clubs, Fundraisers, evening Yoga classes and talks for the community. |
| **At:** | Tokes Farm, Education Centre, Tokes Lane, Semley, SP7 9BP |

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 carried out in accordance with the following approved plans listed in schedule.

Drg. no. LS-003-001 Location Plan & Site Plan Date rec. 14/08/19
Drg. no. LS-003-100 Landscape General Arrangement Plan Date rec. 14/08/19
Drg. no. LS-003-110 Boundary Treatment Plan Date rec. 14/10/19
Drg. no. #Pln Floor plans and elevations Date rec. 14/08/19

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

2 Any new artificial, external light fixture within the site and on the building shall be installed and operated in accordance with the appropriate Environmental Zone

standards (E0 for the AONB) set out by the Institute of Lighting Engineers in their publication “Guidance Notes for the Reduction of Obtrusive Light” (ILE, 2005)” and shall be maintained thereafter.

REASON: To exercise control over the lighting design and level of luminance in order to protect the amenities of the locality and the landscape character of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, including the International Dark Skies Reserve.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), the site shall be used solely for purposes within Use Class F1 (Learning and non-residential institutions) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or reenacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

4 The use of the building hereby approved shall not take place outside the following hours: Mondays to Fridays: 09:00 hours - 19.30 hours, Saturdays: 10:00 hours – 17:00 hours and no use on Sundays and Bank holidays.

Reason: In the interests of neighbouring amenities.

**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