Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08855

Decision Date: 12th December 2023

Applicant:	Mr Lawrence Marchington c/o LPC (Trull) Ltd, Trull, Tetbury, Glos, GL8 8SQ
Particulars of Development:	Erection of two new employment buildings (alterative to application 18/11078/FUL).
At:	Oaklands Industrial Estate, Braydon, Royal Wootton Bassett, SN5 0AN

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 and documents:

Application Form & Certificate Received 12th October 2023
Plans Ref:
Location Plan Received 12th October 2023
Proposed Site Plan DWG: LPC 1031 PR 101 Received 12th October 2023
Proposed Elevations Block A DWG: LPC 1031 PR 103 Received 12th October 2023
Proposed Floor Plans Block A DWG: LPC 1031 PR 102 Received 12th October 2023
Proposed Elevations Block B DWG: LPC 1031 PR 105 Received 12th October 2023

Proposed Floor Plans Block B DWG: LPC 1031 PR 104 Received 12th October 2023

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

3 No part of the development hereby permitted shall be brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans, not loose stone or gravel. The areas shall be maintained for those purposes at all times thereafter for the life of the development.
REASON: In the interests of highway safety.

4 No development shall continue on site beyond slab level until details of the works for the disposal of sewerage including the point of connection to the existing package treatment plant, and the capacity of that plant to deal with the expected new inputs, have been submitted to and approved in writing by the Local Planning Authority. No building shall be first occupied until the sewerage details have been fully implemented in accordance with said approved plans.

REASON: The application contained insufficient information 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 continues in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

Informatives: (2)

5 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.

6 Swifts in the UK are on the Birds of Conservation Concern (BoCC) Red List and are classified as Endangered on the IUCN Red List assessment of extinction risk for Great Britain. Their numbers declined by 60% between 1995 and 2020 and by 41% in just 10 years up to 2018, that is over 5% per annum! They are also listed by WSBRC as a Wiltshire Critical Species. Our comments are impartial observations, neither supporting nor objecting to the application.

If the construction of the building is not suitable for integrated bricks then external

boxes are an alternative. Impeckable produce a contemporary design of box which can be made to match the colour of the building https://www.impeckable.co.uk/ , and Vivara Pro also produce a long-lasting box http://www.vivarapro.co.uk/.

The design of the swift box is also suitable for the red-listed house sparrow. Both are colonial birds and so it is best to have at least 6 boxes on each of the two proposed buildings, preferably positioned on the north, east or west elevations with clear flight access, at a height of 4m+ with a clear drop.

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