Wiltshire Council

# The Town and Country Planning Act 1990

## Approval of Householder Planning Permission with Conditions

## Application Reference Number: PL/2023/09084

## Decision Date: 12 December 2023

| | |
|---|---|
| **Applicant:** | Mr Adrian Gott<br>Soley House From B4192 West Of Chilton Foliat North To Junction Crooked Soley, Crooked Soley, Chilton Foliat, Wiltshire, RG17 0GW |
| **Particulars of Development:** | Erection of a replacement greenhouse |
| **At:** | Soley House, West Soley, Chilton Foliat, Hungerford, RG17 0GW |

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 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
Design & Access Statement, HPA Architects, 06/09/23
Planning Statement, Steven Abbott Associates LLP, October 2023
Preliminary Ecological Appraisal version 2, envirotech, 05/10/2023
Arboricultural Impact Assessment, Yew Tree, 10/10/2023

Plans:
Drawing No. 2076-104 Revision B, Location Plan

Drawing No. 2076-106 Revision B, Site/Block Plan Glasshouse
Drawing No. 2076-120 revision A, Glasshouse - As Proposed Plans & Elevations

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

3 The development hereby approved shall be carried out in strict accordance with the following documents:
•Arboricultural Impact Assessment 10th October 2023, Yew Tree.
•Preliminary Ecological Appraisal Envirotech. Report ref: 8812. V2.5th October 2023.

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

4 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of features for bats shall be submitted to the local authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

5 The development hereby approved shall be carried out in strict accordance with the following document:
Arboricultural Impact Assessment 10th October 2023, Yew Tree, and specifically in accordance with the suggested mitigation measures detailed in Section 5 of the report.

REASON: For the avoidance of doubt and for the protection of the existing woodland.

**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