Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08943

Decision Date: 19 December 2023

Applicant:	Johnson Car Park At Beckhampton Road, Avebury, Wiltshire, SN8 1RF
Particulars of Development:	Re-surfacing of existing visitor car park and associated infrastructure to improve drainage and performance
At:	Car Park at Beckhampton Road, Avebury, Wilts

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: (9)

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:

- *Proposed Block Plan* – drawing no. 1 Rev.A;
- *Site Location Plan*.

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

3 The development hereby approved shall not commence until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest in accordance with the aims of Core Policies 58 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

4 The development hereby approved shall be implemented strictly in accordance with the tree protection details and mitigation measures set out within the submitted *Arboricultural Impact Assessment and Tree Protection Plan* (author: Bosky Trees, dated: 28th November 2023) and the *Arboricultural Method Statement* (author: Bosky Trees, dated: 28th November 2023).

REASON: To ensure the development does not cause harm to nearby mature trees in the interests of preserving the landscape character of the area, settings of nearby heritage assets and special characteristics of the North Wessex Downs National Landscape and to preserve the habitat value of the site in accordance with the aims of Core Policies, 50, 51, 58 and 59 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

5 The development hereby approved shall be completed in accordance with the hard-surface materials as detailed within approved plan no. *Proposed Block Plan* – drawing no. 1 Rev.A and shall be maintained in accordance with the approved details thereafter.

REASON: To ensure the development does not cause harm to the landscape character of the area, settings of nearby heritage assets and special characteristics of the North Wessex Downs National Landscape and to preserve the habitat value of the site in accordance with the aims of Core Policies, 50, 51, 58 and 59 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

6 Prior to the first use of the resurfaced car park, the surface water drainage shall be

implemented in full, in accordance with the details of the submitted *Flood Risk Assessment and Surface Water Drainage Strategy* (author: Craddy's, dated: 11-Oct-2023) and shall be maintained in accordance with the approved details thereafter.

REASON: To ensure the development does not increase flood risk to users of the site or adjoining land and to preserve the habitat value of the site in accordance with the aims of Core Policies, 50 and 67 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking or reenacting that order, no walls, fences or other means of enclosure (other than those shown on the approved plans) shall be installed within the site of the development hereby approved unless planning permission has first been sought from and granted by the local planning authority.

REASON: To ensure the development does not cause harm to the landscape character of the area, settings of nearby heritage assets and special characteristics of the North Wessex Downs National Landscape and to preserve the habitat value of the site in accordance with the aims of Core Policies, 50, 51, 58 and 59 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

8 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 Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: To protect the special landscape characteristics, dark skies and habitat value of the North Wessex Downs National Landscape and the settings of nearby heritage assets and in the interests of preserving the residential amenities of nearby occupiers in accordance with the aims of Core Policies 50, 51, 57, 58 and 59 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

9 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on

Saturdays.

Reason: In the interests of preserving the residential amenities of nearby occupiers in accordance with the aims of Core Policy 57 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

Informatives: (1)

10 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

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.

Public footpath AVEB28 runs through the car park along its eastern boundary. The route of the path through the site should remain open and available at all times. In the event a temporary closure of the footpath will be required to carry out the construction works, an alternative route should be provided during the closure. This must be applied for 3 months before any work is carried out. The applicant should contact the Countryside Access Officer or email rightsofway@wiltshire.gov.uk for further advice.

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, or to damage or disturb their habitat or resting place. 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.

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