Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/01328

Decision Date: 20 December 2023

Applicant:	Mrs Megan Taylor Charlton House Lower Road, Charlton All Saints, Wiltshire, SP5 4HQ
Particulars of Development:	Change of Use to Grade II Granary Barn and surrounding grounds and buildings from historical agricultural and ancillary residential (storage) to community, educational and business use, to reflect current and proposed future use of the building
At:	Granary adjacent to Charlton House, Warrens Lane, Charlton All Saints, Salisbury, Wilts, SP5 4HQ

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: (7)

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:
Site Plan, proposed area layout plan – Scale 1:1250, received on 2nd October 2023
Planning Layout Illustration (not to scale) , received on 2nd October 2023
Indicative Wall and Ceiling Repair Sections, received on 30th April 2023 2023

Floor Plans and elevations, drawing for barn, received on 20th February 2023
Lighting and internal works details, received on 20th February 2023
Front/rear barn wall lighting scheme, received on 30th April 2023
Internal lighting scheme, received on 30th April 2023
Elevations of toilet barn conversion, received on 10th October 2023

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

3 The use of the site hereby permitted shall be limited to the provision of mental health support services, as amplified in the Design and Access Statement submitted on 2nd October 2023, , and for no other purposes within Class E (e) of the Town and Country Planning (Use Classes) Order 1987 (as amended), as well as ancillary use for community events in the Granary Barn.

REASON: The site lies within a rural area where an unfettered permission for Class E uses would be inappropriate.

4 No new external lighting shall be installed on site in addition to that shown on the approved plans.

REASON: In the interests of the amenities of local residents.

5 No part of the development hereby permitted shall be first brought into use until the turning area & parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

6 The uses on the site shall operate between the hours of 9.00am and 9.00pm only.

REASON: In the interests of the amenities of local residents

7 If amplified music is played as part of any activity hereby authorised within the Granary Barn, all doors and windows must be kept closed for the duration of its use, except for

access and egress.

REASON: In the interests of the amenities of local residents.

Informatives: (1)

8 All clients and users of the services provided on the site shall be informed in advance that access to the site and egress from it is to be via Warrens Lane from the A338 only, and not via the main road through the village, as signposted from the A338.

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