Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/07751

Decision Date: 03 January 2024

Applicant:	Dr John Eastgate Baynards Ash Farm Brinkworth Road, Royal Wootton Bassett, Wiltshire, SN4 8DT
Particulars of Development:	Erection of family room/ kitchenette, changing rooms for swimming pool and Pump room.
At:	BAYNARDS ASH FARM, BRINKWORTH ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 8DT

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 and documents:

Application Form received 11th September 2023
Planning Statement received 12th October 2023
Heritage Statement received 11th September 2023
Ecological Assessment Report received 11th September 2023
Proposed Plans and Elevations received 18th December 2023
Existing Elevations, Floor Plan and Site Location Plan received 18th December 2023

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

3 The site shall be used for the purposed of garden family room/kitchenette, changing rooms for swimming pool and Pump room and for the enjoyment of the occupants and for no other purpose without seeking formal written planning permission from the local authority

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those set out in the approved plans and planning application.

REASON: In the interests of visual amenity and the character and appearance of the area.

5 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 Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

6 The biodiversity mitigation and enhancement measures will be incorporated into the development
in accordance with:
- Section 6.1 of the Ecological Assessment Report, Baynards Ash Farm, Ref: 2022-012,
Date: 25/02/2022 by Smart Ecology Ltd.
- Drawing: Proposed Elevations, Floor Plan and Block Plan, Drawing No: 02, date: 1st August 2023 by Rand Planning Consultancy Ltd
The installation of these features will be supervised by a professional ecologist and this part of
the condition will be discharged when photographic evidence of installed features have been

submitted to and approved in writing by the local planning authority. These measures will
continue to be available for wildlife for the lifetime of the development.

REASON: To mitigate for impacts to biodiversity arising from the development.

7 The development will be carried out in strict accordance with the following documents:
- Section 6.1 of the Ecological Assessment Report, Baynards Ash Farm, Ref: 2022-012,
Date: 25/02/2022 by Smart Ecology Ltd.
- Drawing: Proposed Elevations, Floor Plan and Block Plan, Drawing No: 02, date: 1st August 2023 by Rand Planning Consultancy Ltd

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

Informatives: (1)

8 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.

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