Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/09472

Decision Date: 09 January 2024

Applicant:	Kendall Kingscott Windward House, Fitzroy Road, Exeter, Devon, EX1 3LJ
Particulars of Development:	Demolition and relocation of the Physiotherapy Department plus associated remodelling and refurbishment works
At:	Chippenham Community Hospital, 49-51 Rowden Hill, Chippenham, SN15 2AJ

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: (3)

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 1st November 2023
Plans Ref:
Location Plan DWG: 220572 1001 Received 13th November 2023
Site Plan DWG: 220572 1002 Received 1st November 2023
Works Plan DWG: 220572 1003 Received 1st November 2023

Demolition Works - Existing and Proposed Elevations DWG: 220572 1012 Received 1st November 2023
Demolition Works - Existing and Proposed Floor Plans DWG: 220572 1011 Received 1st November 2023
Existing and Proposed Wessex Suite Elevations DWG: 220572 1008 Received 1st November 2023
Existing and Proposed Wessex Suite Floor Plans DWG: 220572 1007 Received 1st November 2023
Existing and Proposed Physio Consulting Elevations DWG: 220572 1010 Received 1st November 2023
Existing and Proposed Physio Consulting Floor Plans DWG: 220572 1009 Received 1st November 2023
Proposed Elevations DWG: 220572 1005 Received 1st November 2023
Roof Replacement Works Plan DWG: 220572 1006 Received 1st November 2023
Bat Survey Report, Davidson-watts Ecology Ltd, 21st September 2023 Received 1st November 2023
Design, Access and Heritage Statement, Kendall Kingscott DOC: 220572 Received 1st November 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture of those detailed on the application form and approved drawings.

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

Informatives: (1)

4 There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow

advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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