Wiltshire Council

# The Town and Country Planning Act 1990

## Approval of Full Planning Permission with Conditions

## Application Reference Number: PL/2023/08321

## Decision Date: 11 January 2024

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| **Applicant:** | Bebetots Limited 7 & 7A Trowbridge Road, Westbury, Wiltshire, BA13 3AY |
| **Particulars of Development:** | Erection of single storey extension to front elevation, changes to fenestration on front and rear elevations, installation of roof mounted solar PV panels, external works to improve accessibility and security and decommission of septic tank to allow foul drainage connection to existing mains services. New access ramp and rail plus retractable bollards |
| **At:** | 7 and 7A Trowbridge Road, Westbury, Wilts, BA13 3AY |

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:**

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:

Drawing nos: 0160.01, Block and Location Plans, as received on 27 September 2023; 0160.02, Existing Elevations, Sections and Floor Plan, as received on 27 September 2023; 0160.04, Existing Site Plan, as received on 27 September 2023; 0160.03a, Proposed Elevations, Sections and Floor Plan, as received on 13 October 2023;

0160.06b, Proposed Roof Plans, as received on 13 October 2023; 0160.05b, Proposed Site Plan, as received on 20 November 2023; 0160.05b, Proposed Site Plan, Railings Elevations and Details and Annotated Bollard Photo, as received on 20 November 2023

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

3 The railings hereby permitted to demarcate the route of public right of way (WEST2) shall be of the railing type shown on drawing no. 0160.05b only and shall be retained and maintained as such over the lifetime of the development.

REASON: In the interests of preserving the amenity of users of the public footpath and to safeguard the character and appearance of the area.

4 The public footpath WEST2 enclosure hereby permitted shall be completed in accordance with drawing no. 0160.05b and shall be retained and maintained free of obstruction at all times thereafter.

REASON: To ensure the public right of way remains accessible for users and to prevent the loss of amenity for users of the footpath.

**Informatives:**

All bat species, their breeding sites and resting places are fully protected by law under the Conservation of Habitats and Species Regulations 2010 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981. If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the National Bat Helpline at: 0345 1300 228. Further information is available on Natural England's website at: Bats: protection and licences - GOV.UK (www.gov.uk)

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.

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to connect to Wessex Water's infrastructure. Any new connections to their network would require the prior consent of Wessex Water. Further information is available at: Wastewater (wessexwater.co.uk)

*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