Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/06399

Decision Date: 16 January 2024

Applicant:	Mr & Mrs Plumb Little Thornham Farm, Trowbridge Road, Seend, Melksham, Wiltshire, United Kingdom, SN12 6PQ
Particulars of Development:	Convert redundant farm stone barn into holiday let accommodation. Changes to windows and doors. Rebuild chimney. New stud partitions to first floors. Changes to external materials. Installation of bat mitigation measures to both the converted barn and the L-shaped, barn to the rear of the stables.
At:	Little Thornham Farm, Trowbridge Road, Seend, Melksham, SN12 6PQ

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 and documents:

Application Form
Design & Access Statement
Heritage Statement, Produced by Ian Lund, Institute of Historic Building Conservation

Ecological Assessment Report, By Darwin Ecology, Dated, July 2023
All received on 28.07.2023.

Drawing Nos:
3928-01C – Existing & Proposed Plans
3928-03F – Site Location & Block Plans
Darwin Ecology Letter, Dated 23 September 2024.
All received on 01.11.2023.

Drawing Nos:
3928-02F – Existing & Proposed Elevations
3928-04A – Outbuilding – Existing & Proposed Plan, Section, Elevations & Photographs
Both received on 09.01.2024.

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

3 The materials which shall be used in the construction of the external surfaces of the barn conversion hereby permitted shall be carried out in strict accordance with those annotated on approved Drawing No. 3928-02 Rev F – Existing and Proposed Elevations, dated as received on 09.01.2024.

REASON: In the interests of visual amenity; and preserving the character and appearance of the listed building and its setting.

4 All the materials on the existing chimney shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority. The chimney shall be re-built in strict accordance with the elevations shown on approved Drawing No. 3928-02F - Existing and Proposed Elevations, dated as received on 09.01.2024.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

5 Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended)(or any order which revokes and re-enacts that Order with or without modification), the accommodation hereby permitted shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. An up to date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

6 No person shall occupy the holiday accommodation hereby permitted for an continuous period of more than 4 weeks in a any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

7 The development will be carried out in strict accordance with the following documents:

• Sections 6 and 7 of the Ecological Impact Assessment Report, Dated, July 2023, By Darwin Ecology;
• Drawing No: 3928-02 Rev F - Existing & Proposed Elevations, Dated As Received On 09.01.2024;
• Drawing No: 3928-03 Rev F - Site Location & Block Plans, Dated As Received On 01.11.2023; and
• Drawing No: 3928-04 Rev A - Outbuilding Existing & Proposed Plan, Section, Elevations and Photographs, Dated As Received On 09.01.2024.

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

8 No external light fixture or fitting shall be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats.

9 Bat roosts and bat access points will be incorporated into the development in accordance with the following:

• Sections 6 and 7 of the Ecological Impact Assessment Report, Dated, July 2023, By Darwin Ecology;
• Drawing No: 3928-02 Rev F - Existing & Proposed Elevations, Dated As Received On 09.01.2024;
• Drawing No: 3928-03 Rev F - Site Location & Block Plans, Dated As Received On 01.11.2023; and
• Drawing No: 3928-04 Rev A - Outbuilding Existing and Proposed Plan, Section, Elevations and Photographs, Dated As Received On 09.01.2024.

or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these bat roosts and access features shall be supervised by a professional ecologist and this part of the condition shall be discharged when photographic evidence of installed features have been submitted to and approved in writing by the Local Planning Authority. These bat roosts and access points shall continue to be available for bats for the lifetime of the development.

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

Informatives: (4)

10 The barn is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

11 All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

12 The applicant's attention is drawn to the recommendations made by the Dorset & Wiltshire Fire & Rescue Service relating to B5 of the Approved Document B relating to The Building Regulations 2010 and recommendations to improve safety and reduce property loss in the event of fire. The letter is attached to this decision notice for your information.

13 The applicant's attention is drawn to the conditions on the counterpart listed building approval PL/2023/06532, which shall be read in conjunction with this decision notice.

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