CASE OFFICER'S REPORT

Application Reference:	PL/2023/06399
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	20 December 2023
Case officer:	Jane Sanger

Site Address:	Little Thornham Farm, Trowbridge Road, Seend, Melksham, SN12 6PQ
Proposal:	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.
Recommendation:	Approve with Conditions

POLICIES

The National Planning Policy Framework (NPPF) 2023:
Chapter 4 – Decision Making
Chapter 9 – Promoting Sustainable Transport
Chapter 11 – Making Effective Use of Land
Chapter 12 – Achieving Well Designed Places
Chapter 15 – Conserving and Enhancing the Natural Environment
Chapter 16 – Conserving and Enhancing the Historic Environment

The Wiltshire Core Strategy, Adopted January 2015:
Core Policy 50 – Biodiversity and Geodiversity
Core Policy 51 - Landscape
Core Policy 57 – Ensuring High Quality Design & Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment

Planning Practice Guidance (PPG).

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

The Wiltshire Local Transport Plan 2016-2026: Car Parking Strategy (March 2015).

Seend Parish Neighbourhood Plan 2020 – 2030.

CONSULTATION RESPONSES

Seend Parish Council – First consultation: supports this application on the understanding that the concerns raised by the conservation officer report are addressed.

Re-consultation: No objection to this application provided that it has a condition, the barns remain ancillary to the farm.

Conservation Officer – Original consultation: Objects to principle of conversion. Numerous concerns are highlighted in the conservation section below, which need to be addressed before my final assessment of the proposal.

Comments of revised sketch drawings:
There are still a number of outstanding issues that need addressing. List in conservation section below.

Final comments: Support, subject to conditions.

Highways Officer – First consultation: Given the site location, any new residential building could be considered as against policy, however if there is a condition/obligation applied to ensure that the new unit is operated as a holiday let and tied to the business operation of the farm, I am minded to raise no highway objection.

Re-consultation: No comment.

Ecology: First consultation: Objection.
Please refer to the full set of comments on the electronic planning file.

Re-consultation: Condition (no objection subject to conditions).

Dorset and Wiltshire Fire and Rescue – requests that the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate. The recommendations contained within this letter can be referred to via an informative.

Please see the electronic planning file for all the comments in full.

REPRESENTATIONS

No third party representations received.

KEY ISSUES:

- Relevant planning history.
- Impact upon neighbour amenity.
- Ecological impacts.
- Impact upon highway safety.
- Impact upon areas of archaeological significance.
- Impact upon the significance of the listed building and its setting.
- Impact upon the character and appearance of the area.

ASSESSMENT

The application site relates to Little Thornham Farm, Trowbridge Road, Seend. It is a farmstead comprising the main farmhouse and the stable building to its southern side, which is the subject of this application. The stable/barn building is grade II listed and is in the setting of the grade II listed farmhouse. It is a predominantly detached building, albeit joined to the low-rise barns to its western, rear, by a blockwork wall forming a rear courtyard. This wall also forms the rear of some buildings to the southern end of the stable

building. The stables/barn is constructed mainly from rubble stone, with brick dressings and stone mullioned windows. There are single storey lean-to structures adjacent to the northern, southern and western elevations. The barn comprises two floors, the ground floor comprising stone cobbles. The L-shaped single storey barn enclosing the rear courtyard on its western side, further forms part of the development.

The application site occupies a position outside the limits of development for Seend and is therefore in the open countryside.

The proposals:

The application originally proposed the conversion of a redundant two-storey, stone built barn, into a holiday let. The original proposals included internal changes to the ground and first floors. This included:

Ground Floor:

• Creation of a doorway between barn 2 and 1, adjacent to the fire place;
• Opening up the chimney on the ground floor to present a double sided log burner;
• Increasing the depth of internal window cill and adjacent shelf, with low level rack for shoes/boots in the new kitchen;
• Installation of staircase in the new sitting room;
• Changing barn 3 to a utility room, with a subdivision to form two rooms including an additional WC;
• Window in front elevation of WC to be obscurely glazed;
• Existing outbuilding 2 will become a bin store;
• Outbuilding 4 will become an outdoor BBQ store;
• A 1.8m fence is proposed to be erected in the rear courtyard with an emergency fire escape door as part of it; and
• Changes to windows and doors.

First floor:

• Barn 2 to is proposed to be a twin/double bedroom;
• A window is proposed in the southern gable end, to act as a fire escape, with an internal window seat;
• Installation of x4 conservation rooflights were proposed in the western, rear roof plane, 2 in the twin/double bedroom and a further 2 in the single bedroom;
• Barn 1 is proposed to be subdivided by the installation of new stud walls to provide a shower room; single bedroom and a landing, with steps down to the twin/double bedroom;
• The window in the northern gable end of the single bedroom is proposed to be another escape window;

Internal wall finishes:

• Repoint natural stone walls with NHL 3.5 lime mortar (where existing mortar is defective);
• First coat: apply Mike Wye Seciltek Reabilita CAL CS (consolidation) coat of lime plaster;
• Second coat: apply Mike Wye Seciltek Ecocork insulating lime plaster;
• Third coat: apply Mike Wye Seciltek Reabilita CAL AC (finishing coat); and
• Refix historic boarding to walls of Stables.

Externally:

• Changes to doors and windows;
• Former chimney rebuilt;
• Lead slate for extraction and for the SVP (western elevation);

• Cast iron air brick for kitchen extract (western rear elevation);
• Replacement of profiled sheet, lean-to roof, over single storey utility and WC, north elevation;
• Installation of cast iron air bricks, one for the WC and one for the utility;

The revised proposed include:

Ground floor:

• The double sided log burner will be replaced with a new log burner presenting into the new sitting room;
• Sitting room, in rear wall, a new window will replace the existing;
• Changes the layout of the originally proposed utility and WC, the WC is now a shower room;
• Change to the position of the shower room door;

First Floor:

• All of the x4 rooflights in the rear, SW roof planes of the barn will be removed;
• The subdivision of the Single Bedroom with Shower Room will be removed to create a Twin Bedroom;
• Removal of originally proposed door to Shower Room and increase length of studwall to result in two rooms, Twin Bedroom with Landing;
• The window originally proposed in the southern gable end will be removed; and
• The window in the front, eastern elevation of the Twin or double bedroom will no longer be an Escape Window.

Externally:

• Outbuilding 1 adjacent to the rear elevation, will be removed;
• The proposed 1.8m fence with gate in the rear courtyard has been removed;
• The southern side wall enclosing the courtyard will be clad in stone;
• Changes to windows and doors;
• Installation of ridge tile features two to each roof/ridge;
• Southern gable end, proposed installation of swallow cups; and
• Installation of cast iron air brick to shower room, northern elevation.

Changes to adjacent L-shaped building, adjoining the SW, rear of the courtyard attached to the barn conversion shown on submitted Drawing No. 04A;

• Internal and external changes to this building to provide a new bat loft, as mitigation for the loss the bat loft within the barn to be converted;
• Including bat access points; removal of external door to allow access; provides vaulted ceiling; x2 wall mounted hibernation bat boxes in the workshop;
• Installation of swallow cups shown on existing southern, front elevation of this building and two further ones on the gable end.

Revised Drawing No; 02F was submitted subsequent to the re-consultation period, requested by the ecology officer to supersede 02E, to indicate the swallow cups and lifted ridge tile features for bats in line with submitted drawing 03F.

Additional information was submitted by Darwin Ecology providing an assessment of the impacts of the development on the special features of the Bath & Bradford On Avon Bats SAC, specifically the lesser horseshoe bat.

The application formed part of a 14 day re-consultation period.

Relevant Planning History:

PL/2022/06239 - Convert redundant farm stone barns into holiday let accommodation. No demolition. Insertion of one new window, one new internal door opening and 4 conservation style rooflights into fabric. Rebuild chimney. Replace windows. New stud partitions to first floor – Withdrawn – 12.10.2022.

PL/2022/05945 - Convert redundant farm stone barns into holiday let accommodation. No demolition. Insertion of one new window, one new internal door opening and 4 conservation style rooflights into fabric. Rebuild chimney. Replace windows. New stud partitions to first floor. – Withdrawn – 12.10.2022.

K/59502/LBC - Convert into stable block into two holiday lets – Refused – 17.11.2008.

K/56550/F - Change of use of redundant cow shed to form granny annexe (different building in farm complex) – Approved with conditions – 27.06.2007.

K/56554/LBC - Convert redundant cow shed into granny annexe (different building in farm complex) – Approved with conditions – 27.06.2007.

PL/2023/03779 - Proposed Two Glamping Pods – Approved with conditions – 21.07.2023.

Impact upon neighbour amenity:

Due to the isolated location of the application site located within a farmstead, there will be no nearby neighbours for the proposals to affect. Therefore, the proposed development will have no impact upon neighbour amenity in terms of causing any overlooking; loss of light; or have an overbearing impact.

Ecological impacts:

The Council's ecologist summarises that the original "…bat surveys found the barn to support a common pipistrell day and hibernation roost, natterer's hibernation roost and a brown long eared night, day and hibernation roost. Multiple species including lesser horseshoe were recorded around the barn during emergence surveys. The ecology reports refer recommendations in Section 6 for precautionary measures to be implemented and to ensure protected species are not impacted by the works. These include avoidance measures and some provision of alternative features to ensure that wildlife continues to be accommodated within the development".

The ecologist comments: "A European Protected Species (EPS) Bat Mitigation Licence will need to be obtained for the lawful construction of this development. In carrying out its statutory function the LPA needs to be reasonably sure that the proposed development will not impact upon protected habitats and species and that the necessary licence is likely to be forthcoming from Natural England. This information is required prior to determination".

Habitats Regulations Assessment (HRA):

The ecologist continues, "the application site is located within an informal consultation zone for bats associated with the Bath and Bradford On Avon Bats Special Area of Conservation (SAC) due to the presence of a significant lesser horseshoe roost within 2km. The development therefore has potential to result in significant adverse impact on the special features of that site. Lesser horseshoe bats have been

recorded on the site and insufficient information has so far been submitted to the determine the impact on the development on this species and therefore to enable the HRA to be undertaken".

It is noted that the HRA has been completed.

Artificial Lighting:

"The habitat within the proposed development site and surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging area. This will likely have a significant negative impact upon the health of bat populations across the region. Artificial light can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone Standards set out by the Institute of Lighting Engineers in their publication GN01:2021,'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals".
Biodiversity No Net Loss/Enhancement

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and encourages developments to seek opportunities to enhance biodiversity.

"The submission of a Site Location & Block Plans (Drawing no: 3928-03, March 2022) document which shows the mitigation and enhancement measures is welcomed and I am satisfied that the proposed recommendations would ensure that the site will continue to offer opportunities to bats and nesting birds, post-development. Furthermore, the ecology report recommends providing two bat boxes, two swallow nests and a wildlife beneficial landscaping scheme to enhance the site for biodiversity".

Further Information Required

1. "Bat loft to be shown on enforceable drawing e.g. technical elevations drawing. This drawing should include details of access points (e.g., location, type, size) and any other features to be installed associated with the bat loft".

2. "Existing and Proposed Elevations drawing to be updated to show bat access tiles".

3. "Assessment of the impacts of the development on special features of the Bath & Bradford on Avon Bats SAC, specifically lesser horseshoe bat. The assessment must cover impacts from internal and external artificial light".

Conditions to be imposed once the above issues have been addressed.

Darwin Ecology have provided additional information in relation to the above outstanding information in their letter dated 29 September 2023.

The Council's Ecologist has made the following comments:

Habitats Regulations Assessment (HRA)

"This provides additional information and concludes that the development will not result in significant effects on the SAC. I agree with their assessment. The HRA has therefore concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required".

The agent submitted revised Drawing No. 3928-02F, on 9 January 2024, to show the swallow cups and lifted tiles features for bats in line with Drawing No. 3928-03F, already submitted, together with Drawing No. 3928-04A also showing these bat mitigation measures.

Conditions have been recommended by the Council's ecologist covering the plans and documents to which the development will be carried out in strict accordance with; that no external light fixture or fitting will be installed within the application site without details of any existing and proposed new lighting being submitted and approved by the LPA. Any details will need to demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation; the drawings to which, showing bat roosts and bat access points within the development. Two further informatives will draw the applicant's attention to legislation under the Conservation of Habitats and Species Regulations and that a European Protected Species Licence will be required and the protection relating to all British birds etc, under Section 1 of the Wildlife and Countryside Act 1981, including setting out when the bird season is.

Impact upon highway safety.

The Council's Highways Officer comments that given the site location, any new residential building could be considered as against policy, however if there is a condition applied to ensure that the new unit is operated as a holiday let and tied to the business operation of the farm, no highway objection is raised. In view of the above, this will be secured via planning condition.

In relation to parking, as the proposed converted barn is located on a farm complex, there is sufficient parking within the farmstead to accommodate additional cars/vehicles commensurate with this use.

Impact on areas of archaeological significance:

The proposed development will not result in any removal of the existing ground floor of the barn proposed to be converted, including the adjacent barn proposed to be used by bats or any excavations inside or outside of the buildings and land affected by the development proposed. In view of this, and the lack of ground disturbance, the proposals will not have any impact upon areas of archaeological significance. Therefore, the country archaeologist was not consulted.

Impact upon the significance of the listed building and its setting:

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that special regard be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated

heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Core Strategy Policy C58 related to Ensuring the Conservation of the historic environment. And states that designated heritage assets and their settings will be conserved.

The site is a Grade II listed stable. The development proposals will affect the setting of the main farmhouse to the northern side, which is also Grade II listed. The proposals seek the conversion of the former farm building into a holiday let. The key issues are the impact of the significance of the listed building and the impact upon its setting.

The conservation officer comments, “the buildings are outbuildings to the historic farmstead and listed as late 18th early 19th stables and loft. It may have been built in 3 phases. It is mainly rubble stone with brick dressing and stone mullioned windows giving it a higher architectural status than some vernacular farm buildings. The southern section is clearly a former stable with the floor, evidence of the manager etc. The use of the northern section is more unknown but may have been a dairy room, although more recently referred to as a killing room maybe of chickens.

The conservation officer objected to the principle of conversion originally highlighting the following concerns:

• No sections have been provided showing head heights and existing and proposed floor levels;
• No details have been provided regarding the existing stone floor in the former dairy or the proposed floors;
• It would be preferable to have the bathroom in the area currently proposed as a utility room (since this would enable less subdivision of the upper floor and this to read more as originally intended). Soil and vent pipe will be required;
• Please show all proposed flues, vents and extractors;
• Details of boundary treatment (existing and proposed are required). The proposed close boarded fencing to the internal courtyard is not considered acceptable;
• There is no justification as to why the concrete block rear extension is not being removed and the stable restored; this would allow the existing window to be retained and more light to enter the lounge;
• The large escape window in the south elevation is not considered appropriate due to loss of historic fabric and the insertion of a new opening in this gable end;
• In this respect, please see planning ref: 21/00026/LBC which was refused and dismissed at appeal. Has the option been explored of treating the existing pinching eye as an escape window?
• The number of conservation roof lights is considered excessive and could be reduced
• There are no details or justification for the works to the existing fireplace which is proposed to be a double sided chimney;
• Dry lining of the internal works is considered unacceptable; previously the use of lime plaster was requested;
• There is no information regarding the works necessary to the first floor joists and the repair of the ceiling below; and
• Details are required for the insulation of the roof and its relationship with the rafters and purlins.

Upon submission of sketch drawings; the Council’s conservation officer notes the comments from the previous officer, but still has concerns relating to:

Ground Floor Brick Lean-to:

• I remain firmly of the view that the bathroom and utility room (if needed) should be positioned in the downstairs lean-to, since this would enable less subdivision of the upper floor and therefore enable the

upper floor to read more as originally intended as the cheese store. The existing lean-to door could be maintained, repaired and sealed off with the utility in one end of the space. The timber beam should be retained as a feature. Details of the floor are needed. Details of water tanks, flues, extractors vents and pipe runs are needed.

Sitting Room:

• Flagstone floor retained. Original chimney can be opened up for a fire or stove, details of any lintels. All walls can be applied with insulated breathable plaster. Existing lath and plaster ceiling to be repaired. Existing rear window to be replaced with a two casement windows with stone mullions (to match window in front elevation). Existing window in rear wall to be turned into a door (as shown on plans)

Kitchen:

• Cobbled floor to be retained. Rear internal wall to be left as exposed stone, remaining walls to be stone only lower sections and breathable plaster above. Glass splash backs to kitchen cupboards. Chimney to be retained and historic brickwork to be revealed full height. Lath and plaster ceiling, no spotlights only wall lights.

First Floor:

• Bedroom 2 – this should be open plan apart from the partition wall to the staircase. The partition wall should be 1.8m above eye level with a glazed wall above, in order to maintain the visual integrity of the open roof structure of the room
• Bedroom 1 – I still maintain my objection to the escape window since there is no precedent for any window in this gable end. There is the option of utilising the existing gable end window in Bed 2 as an escape window, or the potential for a sprinkler system;
• All rooflights to be removed.

Rear Courtyard:

• Please remove the concrete block store since this detracts from the rear elevation of the building. Existing modern small square window to be removed and replaced with two light window to match front elevation. Blockwork wall to building abutting courtyard to be faced with stone. Location of Air source heat pump and pipe runs.

The agent has confirmed that there is not air source heat pump (ASHP) proposed. Therefore, the conservation officer comments in relation to this are not relevant.

The conservation officer final comments include:

“This is a significant improvement on the previous schemes, and I am pleased to see the removal of the proposed escape window from the south elevation; the bathroom positioned in the downstairs lean-to; and less subdivision at the first floor”.

“The revised plans as submitted address my previous concerns apart from one issue – the subdividing wall in the proposed first floor twin bedroom, I had requested that the upper part of the subdividing wall be glazed to allow full appreciation of this roof structure. However, I consider that this could be dealt with via condition and the submission of a drawing. As such, from a conservation point of view, I am happy with this proposal subject to conditions”.

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

In this case the proposal will result in heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair, which will help to secure the future of the building facilitating the optimum viable use. Therefore, the proposals are not considered to cause any harm to the significance of the listed building or its setting in line with the legislation, the NPPF and the WCS Core Policy 58.

Required conditions include:

All materials;
Joinery – internal and external doors and windows;
Details of internal wall finishes (some walls to be left exposed stone, where necessary breathable lime plaster);
Details of internal floors, both ground and first floor, ceilings to be lath and plaster;
Details of subdividing wall in twin bedroom;
Details of new staircase;
Details of internal lighting (walls lights, not spotlights);
Details of roof and wall insulation; and
Details of external stone cladding, including sample panel.

The condition relating to an ASHP is not relevant, as one is not proposed.

Impact upon the character and appearance of the area:

Wiltshire Core Strategy Policy C58 related to Ensuring the Conservation of the historic environment. And states that designated heritage assets and their settings will be conserved.

The proposals will result in a sympathetic barn conversion using traditional local materials and will involve minimal alterations to the external appearance of the original barn. This will ensure that the agricultural character of the barn will be retained. The introduction of stone cladding to the courtyard wall, will enhance the character and appearance of the area and the minor bat mitigation measures on both the rear barn and stable buildings will have a neutral impact upon the character of the existing buildings. In view of this, the proposals are not considered to cause any harm to the character and appearance of the area.

RECOMMENDATION: Approve with 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.