The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/07540

Decision Date: 31 January 2024

Applicant:	Cooper & Sons Property Ltd c/o agent
Particulars of Development:	To install a ground mounted solar PV/T panel system (50x panels) within the curtilage of Cleeve House
At:	Cleeve House, Trowbridge Road, Seend, Melksham, SN12 6PG

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: (4)

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
Johnsons Arborist, Arboriculture statement in conjunction with planning application Pl/2023/07540, received 24/10/2023
WRC Trees Arboricultural Consultants, BS5837 Tree Survey and Arboricultural Method Statement, received 02/01/2024
BOSKY Trees Arboricultural Consultancy, Tree Risk Assessment 2018, TRA 13.8.18, received 24/10/2023

Tree Survey
Location Plan
Proposed Front View, Proposed Side View and Proposed Plan View
Proposed Location for Ground Mounted Solar Panel Array, received 24/10/2023

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

3 The development hereby permitted shall be carried out in strict accordance with the following approved document:

BS5837 Tree Survey and Arboricultural Method Statement, by WRC Trees Arboricultural Consultants, received 02/01/2024.

REASON: To ensure the protection of trees on the site in the interests of visual amenity.

4 The solar PV array and associated equipment hereby approved shall, within two months of them becoming redundant, unusable, or no longer being needed for microgeneration purposes, be permanently removed from the site; and within two months of their removal, the ground upon which they are situated shall be taken back to its appearance at the time immediately before the solar PV array's installation.

REASON: In the interests of visual amenity.

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

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy