Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/08812
Decision Date: 05 February 2024

Applicant:	Mr and Mrs T. Mullens, Jervoise Farm, Blandford Road, Coombe Bissett, Wiltshire, SP5 4LN
Particulars of Development:	Proposed garden wall between existing house and annexe, new pole barn for garden machinery and trailer storage, new stable block for 4no. horses, new Pool with Pool House, proposed rooflights, proposed solar array, new and upgraded access tracks, new air source heat pump
At:	Jervoise Farm, Blandford Road, Coombe Bissett, Salisbury, Wiltshire, SP5 4LN

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: (7)

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 listed in the schedule:

Proposed site plan ref 623/S.02B dated July 2023
Proposed Solar Array ref 623/SK.02 dated Nov 2023

Proposed Pool Sections and Plan ref 623/SK.01 dated Nov 2023
Proposed Pool House Plan and Elevations ref 623/PH.P02 dated July 2023
Proposed Air Source Heat Pump ref 623/P.08 dated Oct 2023
Proposed Stables Plans and Elevations ref 623/S/P.04 dated July 2023
Proposed Pole Barn Plan and Elevations ref 623/PB/P.03 dated July 2023
Proposed Garden Wall Plan, Elevations and Section ref 623/G P.07 dated Sept 2023
Proposed Car Port Plan and Elevations ref 623/CP/P.06 dated July 2023
Tree Survey & Arboricultural Impact Assessment, by Hellis Solutions Ltd ref 23/08/169/NH dated
September 2023 V2.0
PRELIMINARY ECOLOGICAL APPRAISAL by Stark Ecology dated Aug 2023
Agent Statement for consultees dated 24 November 2023

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

3 The materials for the development hereby approved shall be in accordance with the materials schedules shown on the elevation plans for the schemes hereby approved. The brick bond, bricks and coping for the new section of garden wall shall match those used in the existing building. The car port rooflights hereby approved shall be conservation rooflights (CR08-2 from The Rooflight Company or equivalent) in accordance with the approved elevation plans.

Reason: To secure a harmonious form of development, in the interests of landscape impact and the significance of the listed building.

4 The development, including any site clearance and pruning to the retained trees hereby approved, shall be implemented in accordance with the recommendations in the Tree Survey & Arboricultural Impact Assessment, by Hellis Solutions Ltd ref 23/08/169/NH dated September 2023 V2.0. The retained trees shown to be retained on the site plan hereby approved shall be protected during the site clearance and construction phases of the development in accordance with BS5837:2013.

Any protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

REASON: To ensure that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity of the AONB.

5 All plant associated with the operation of the swimming pool shall be installed within the insulated pool house building. No external plant will be permitted to be installed on site without prior approval upon submission of a planning application in that behalf.

Reason: In the interests of neighbouring amenity.

6 Any storage and/or disposal of manure and other material derived from the keeping of horses or livestock will be carried out strictly in accordance with the plans submitted at all times.

Reason: In the interests of neighbouring amenity.

7 The development hereby approved shall be implemented in accordance with the recommendations and mitigation for bats, birds and hedgehogs set out in pages 12-13 of the Preliminary Ecological Appraisal by Stark Ecology dated Aug 2023. Either two artificial swallow nesting cups shall be erected in a suitable, retained outbuilding at Jervoise Farm, or alternatively, a covered nest box structure shall be created at each gable end of an outbuilding, before the completion of the development. The mitigation shall be retained for the lifetime of the development.

Reason: To secure biodiversity mitigation and enhancement for the site.

Signed:

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