The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/09139
Decision Date: 6th February 2024

Applicant:	Cynthia Llewellen Palmer Trust 2010 c/o LPC (Trull) Ltd, Trull, Tetbury, Glos, GL8 8SQ
Particulars of Development:	Residential conversion of former agricultural barn
At:	Barn off West Street, Great Somerford, Chippenham, SN15 5EH

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: (10)

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:

Application Form & Certificate Received 20th October 2023
Plans Ref:
Location Plan Received 31st October 2023
Revised Proposed Elevations and Floorplans DWG: 5416 PL 02 Rev A Received 30th January 2024
Revised Proposed Site Plan DWG: 5416 PL 01 Rev A Received 30th January 2024

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

3 No works shall commence on site until manufacturer details of the rooflights & French Doors have been submitted to and approved in writing by the Local Planning Authority. Any replacement or refurbishment of existing fenestration shall match the existing building including depth of reveal, details of heads, sills and lintel. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving and enhancing the character and appearance of the Non-Designated Heritage Asset, the designated Conservation Area and preserving the setting of nearby Listed Buildings.

4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building or be detailed within the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

5 The development hereby permitted shall not commence until the first 5 metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

6 The development will be carried out in strict accordance with the following documents:
- Section 4 [except Section 4.7] of the report: Bat Survey of Barn at 63 West Street, Ref: L1112.043, Issue: One, Date: 12 October 2023

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

7 The biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:
- Section 4 [except Section 4.7] of the report: Bat Survey of Barn at 63 West Street, Ref: L1112.043, Issue: One, Date: 12 October 2023
These measures shall be installed prior to first occupation and shall be maintained and available for wildlife for the life of the development.

REASON: To mitigate impacts to biodiversity arising from the development.

8 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England)Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse hereby permitted or within its curtilage.

REASON: In the interests of preserving the inate character of the Non-designated Heritage Asset and the character of the designated Great Somerford Conservation Area, the amenity of the area and to

enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

10 All boundary planting shall be of mixed native species of local provenance with no non-native evergreen screen planting allowed within or around the site. Any boundary fencing (either around the site edge or within the site) shall be post and wire or post and rail agricultural style fencing. No suburban-style panel or close-board fencing shall be used either in or around the edges of the development.

REASON: In the interests of visual amenity, the character and appearance of the area and the preservation of heritage assets settings and character, designated and non.

Informatives: (4)

11 Highways
The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

12 Protected Species
The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting.

Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

13 Artificial Lighting
The habitat within the proposed development site and the 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 areas. This will likely result in a significant negative impact upon the health of bat populations across the region.

Artificial light at night 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.

14 Public Rights of Way

The applicants are encouraged to discuss the legal line of footpath GSOM7 with the owner of no. 63 with regard to making an application to divert the path onto the used route in order to resolve the situation. For further information regarding this process please contact definitivemap@wiltshire.gov.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

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