Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10493

Decision Date: 07 February 2024

Applicant:	FCB Studios Bath Brewery, Toll Bridge Road, Bath, BA1 7DE
Particulars of Development:	The application is for Phase 3 of the repair, renovation and extension of The Hop Pole Inn, regrading of rear garden to improve accessibility and create usable space with improved ecology, formation of a PV array inclusive of unheated storage and accommodation beneath, renewal of foul drainage, formation of soft and hard landscape to front, rear and car park.
At:	Hop Pole Inn, Woods Hill, Limpley Stoke, Bath, BA2 7FS

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:

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:

Location Plan Dwg HBA001 received 4 Dec 2023
Existing Block Plan - Dwg HBA 002 -P1 - received 4 Dec 2023
Existing Ground Floor Plan - Dwg HBA 345-200 - received 4 Dec 2023
Existing North Elevation - Dwg HBA 345-212A - received 4 Dec 2023
Existing East elevation - Dwg HBA 345-211A - received 4 Dec 2023
Existing South Elevation - Dwg HBA 345-210A - received 4 Dec 2023

Existing West Elevation -Dwg HBA 345-213A - received 4 Dec 2023
Demolition Plan - Dwg P101 - received 4 Dec 2023
Proposed Roof and Site Plan - Dwg P100 - received 4 Dec 2023
WC Extension Wall Construction Section - Dwg P418 - received 4 Dec 2023
Bar Proposed Plan - Dwg P417 - received 4 Dec 2023
Site Section Plans - Dwgs P411 & P412 - received 4 Dec 2023
Site Eleveation Plan - Dwg P410 - received 4 Dec 2023
Proposed Ground Floor Plan - Dwg P410 - received 4 Dec 2023
PV Array Plans - P415 & P416 - received 4 Dec 2023
Proposed North Elevation - Dwg P405 - received 4 Dec 2023
Proposed East elevation - Dwg P406 - received 4 Dec 2023
Proposed South Elevation - Dwg P407 - received 4 Dec 2023
Proposed West Elevation -Dwg P408 - received 4 Dec 2023
Site Drainage Plan - Dwg 11655-MWB-XX-XX-DR-S-5001-P1 - Received 4 Dec 2023
Design & Access and Planning Statement - received 4 Dec 2023
Noise Impact Assessment - Ref 14122023_SL - Rev A - received 15 Dec 2023
Heritage Impact Assessment - Ref LBC03 - HIA 231201 - received 4 Dec 2023
Bat Report - Johns Associates - received 4 Dec 2023
Arboricultural Survey - Arbtech - received 4 Dec 2023

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

3 The development hereby approved shall be undertaken and completed in full compliance with the final ecological bat report produced by Johns Associates (version 1.0) and dated 30 Jan 2023, and in particular, teh development shall comply with to section 5 on the oprecautionary, mitigation and enhancement requirements.

REASON: To define the terms of this permission and in the interests of bat safeguarding.

4 The development hereby approved shall be undertaken and completed in accordance with Section 7 of the Acoustic Consultants Ltd Noise Impact Assessment (reference: 10563/BL) dated 14 December 2023.

REASON: To define the terms of the permission and to ensure full compliance with the noise impact assessment and to safeguard local amenities.

5 The development hereby approved shall not be brought into use until the applicant has evidenced that the existing drainage system has sufficient capacity to accept the additional drainage flows from the increased paved areas without causing on-site or off-site flooding, and that the existing flood flow routes through the site are maintained, or in the event the existing drainage infrastructure is found to be inadequate, specific details shall be submitted and approved in writing by the Council along with all requisite mitigation measures to intercept and safely control drainage flows through the site to ensure flood risk is not increased elsewhere.

REASON: To define the terms of this permission and in the interests of flood risk prevention

6 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: The demolition works will take place in very close proximity to neighbouring properties and the respective works hereby approved would have the potential to result in detriment, if undertaken outside the above prescribed hours.

7 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

8 Should the solar PV installation fall out of use for the purposes of electricity for a continuous period of 6 months, or become obsolete within 3 months, the solar panels together with the supporting/associated infrastructure, shall be removed from the roofs and land.

REASON: To define the terms of this application and to secure the appropriate restoration of the land.

Informatives:

The applicant Is encouraged to consider providing additional SuDS features within the development to minimise the impact of the increase in the paved areas in order to provide increased climate change resilience and a drainage system with multi-faceted benefits.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.

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