Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/07912

Decision Date: 16 February 2024

Applicant:	A Wiseman Land South West Of Seymour Farmhouse, A303 Bottom Of Devills Back East, To Chicklade Bottom Chicklade, SP3 5SU
Particulars of Development:	Proposed demolition of stable and sheds and erection of agricultural building - variation of conditions 2 and 3 to allow changes to the design and materials
At:	Land South West Of Seymour Farmhouse, A303 Bottom Of Devills Back East To Chicklade Bottom, Chicklade, SP3 5SU

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (7)

1 The use of the building hereby permitted shall be used for the purposes of agriculture only and shall not be used for any other commercial use or activity.

REASON: To define the use of the building due its location in the open countryside and access which is unsuitable for other uses.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Site Plan Proposed 7584-02B
Floor Plan, Elevations and Cross Section 1488-005 Rev B

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

3 Within 6 months of the date of this permission, the north and east elevations of the building shall be fully clad, in accordance with the approved plans, in dark green metal profile sheeting to match the cladding which has already been applied to the south and west elevations of the building. The materials shall be retained as such thereafter.

REASON: To ensure the building is completed in an acceptable design, colour and finish in the interests of visual and landscape amenity and the character and appearance of the area.

4 The two windows which have been inserted in the north elevation are not permitted and shall be omitted from the building in accordance with condition 3 of this permission and the approved plans. No windows, doors or other form of openings, other than those shown on the approved plans, shall be inserted in the north, east or west elevations.

REASON: To ensure the building is completed in an acceptable design in the interests of visual and landscape amenity and the character and appearance of the area.

5 Within 1 month of the development hereby permitted being first brought into use all existing buildings other than the approved building and stable building shown to be retained on the approved site plan shall be permanently demolished and all of the demolition materials and debris resulting there from removed from the site.

REASON: In the interests of the character and appearance of the landscape.

6 All planting and soft landscaping shown on the approved site plan shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting and enhanced natural screening for the development.

7 No external lighting shall be installed unless or 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 Institute

of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2011", have been submitted to and approved in writing by the Local Planning Authority. Any 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 on the surrounding landscape.

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