Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/10724

Decision Date: 07 March 2024

Applicant:	Mr Peter Madden Mavern House Nursing Home, Carter Hughes Davie, 14 Queen Street, Bath, United Kingdom, SN12 8EH
Particulars of Development:	Variation of condition 2 of PL/2021/10081 - To allow acoustic screen and Air Source Heat Pumps
At:	Mavern House, Corsham Road, Shaw, Melksham, Wilts, SN12 8EH

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: (6)

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:
Tree Protection Plan - Received 18.03.2022
Site Plan DWG No A100 - Received 22.10.2021
Existing Elevations DWG No A107 - Received 16.11.2021
Existing Ground Floor Plan DWG No A108 - Received 16.11.2021
Proposed Elevations DWG No H.21.01 A114 Rev 3 - Received 07.12.2023
Proposed Roof Plan DWG No H.21.01 A115 Rev 3- Received 07.12.2023

Proposed Ground Floor Plan DWG No H.21.01-A116 Rev 6 - Received 07.12.2023 Location Plan Proposed Block Plan, Section & West Courtyard Elevation DWG No H21.01 A001- Received 05.03.2024

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

3 All development on site (including any works of demolition) shall comply with the approved Construction Method Statement (dated 11.04.2022) and shall be complied with in full throughout the construction period.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

4 The development shall not be first brought into use until all works have been constructed in accordance with the approved Drainage Strategy (dated 16.11.2021) and this shall remain for the lifetime of the development.

REASON: To ensure that the development can be adequately drained.

5 The work hereby permitted shall be carried out in accordance with the approved Arboricultural Report (dated 18.03.2022)

REASON: To prevent inappropriate work being undertaken to trees.

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

Noise Impact Assessment - Received 27.02.2024

REASON: For the avoidance of doubt and in the interests of private residential neighbouring 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