Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10722

Decision Date: 13 March 2024

Applicant:	Mr and Mrs Keith Hitchings The Cress Hut , Knapp Hill, Broad Chalke, Wiltshire, SP5 5HH
Particulars of Development:	Demolition of wooden sheds and erection of steel framed building
At:	The Cress Hut, Knapp Hill, Broad Chalke, Salisbury, Wilts, SP5 5HH

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: (5)

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:
Location Plan – drawing no. 2361/1, received on 7th December 2023
Existing Ground floor Plan – Drawing no. 2361/2, received on 7th December 2023
Proposed Ground Floor Plan – Drawing no. 2361/3A, received on 7th December 2023
Proposed Elevations – Drawing no. 2361/4, received on 7th December 2023

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

3 The Materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the details set out in the section 'Materials' on the accompanying planning application form and amplified in the Design and Access Statement.

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

4 Within 3 months of the building hereby approved first being brought into use, the shipping container marked on the existing ground floor plan, Drawing no. 2361/2, shall be removed in its entirety from the site.

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

5 The development permitted by this planning permission shall be carried out in accordance with the following mitigation measures;
- No raising of ground within the flood plain
- Finished floor levels within the proposed development will be set no lower than existing levels

REASON: To prevent an increase in flood risk to third parties and to reduce the risk of flooding to the proposed development and future occupants.

Informatives: (1)

6 If the applicant is intending to change the volume they abstract or discharge, then please contact the Environment Agency on 03708 506 506.

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