Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2024/00365

Decision Date: 18 March 2024

Applicant:	Mr Allard Woodcombe Farm, Brixton Deverill, Brixton Deverill, Wiltshire, BA12 7EJ
Particulars of Development:	Variation of condition 2 of PL/2022/01635 - To allow an additional 2 no. units to make the total of 12 game rearing units
At:	Land North of Woodcombe Farm, Brixton Deverill, Wilts

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:

Site Location Plan - received 15 January 2024;
Supporting Statement - received 23 January 2024;
Proposed Block Plan - received 1 February 2024; and
Updated Supporting Statement, produced by David James dated 29 February 2024 - received on 4 March 2024

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

3 No more than twelve rearing units as detailed on the approved plans shall be present on the site (as defined by the approved red lined site plan) at any time.

REASON: In the interests of visual amenity of the area, the landscape beauty of the National Landscape, neighbouring amenity and to define the terms of this permission.

4 No external lighting shall be installed on site, as defined by the approved red lined site plan.

REASON: In the interests of the amenities of the area and to prevent light spillage within the National Landscape

5 No additional mechanical plant including air handling plant shall be installed on site, as defined by the approved red lined site plan.

REASON: In the interests of amenity and the avoidance of noise nuisance.

6 The rearing units shall be coloured in either a dark green or brown matt finish; with the roofs also of a dark matt colour of anthracite grey, dark green or dark brown.

REASON: In the interests of preserving the landscape character of the National Landscape

Informatives: (3)

7 The applicant is respectfully advised that during the consideration of this application, evidence from aerial photographs indicated that several of the existing units of site breached the red lined site boundary pursuant to application 18/12077/FUL and subsequent variation of condition applications.

Following the issuing of this decision notice, an planning enforcement investigation will be raised with the enforcement team to investigate matters.

8 INFORMATIVE: The applicant is respectfully advised that various items like gas container bottles and various loose building materials appear to being stored on site.

Loose materials can be blown away onto the adjacent Bridleway BDEV2 and the various items could be considered to be detrimental to the landscape character of the National Landscape when viewed from the Bridleway. The applicant is therefore respectfully advised to tidy up the site and find an appropriate storage location for the materials and items and to store them in an organised and secure manner (and in accordance with any applicable legislation).

9 INFORMATIVE: The applicant's attention is invited to various legislation applicable in respect of the disposal of waste and health and safety particularly in relation to the control of vermin as proposed

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