Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/07876

Decision Date: 27 March 2024

Applicant:	Caryn Mandabach and Kenneth Bolen Gaundle Granary, Montacute, Somerset, TA15 6US
Particulars of Development:	Proposed rear extension, replacement conservatory and conversion of attached outbuilding to an existing grade II Listed farmhouse, with other internal and external alterations. Conversion of listed curtilage barn to ancillary accommodation. Alterations to Listed Curtilage existing office, demolition of existing implement store and replacement with an attached WC and garage/car port. Alterations to the highway to add bollards.
At:	POLES FARM, SWALLOWCLIFFE, SALISBURY, SP3 5NX

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: (15)

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:

DWG No: 01 Rev B Site Location Plan and Block Plan Date Received 01.11.23
DWG No: SK7 Rev H Proposed Site Layout Plan Date Received 22.03.24
DWG No: SK8 Rev G Proposed Farmhouse Ground Floor Plan Date Received 04.03.24

DWG No: SK9 Rev E Proposed Farmhouse First Floor, Roof and Sections AA, CC and DD Date Received 29.01.24
DWG No: SK10 Rev G Proposed Farmhouse Elevations Date Received 29.01.24
DWG No: SK13 Rev D Proposed Home Office and Garage Elevations, Floor Plan, Roof Plan and Section AA Date Received 01.11.23
DWG No: SK12 Rev E Proposed Cow Shed and Milking Shed to Annexe Elevations Date Received 01.11.23
DWG No: SK11 Rev B Proposed Cow Shed and Milking Shed to Annexe Floor Plan, Roof Plan and Section Date Received 14.09.23

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

3 The converted Cow Shed and Milking Shed (referred to as Buildings 3 and 4 within the Wiltshire Buildings Record Report) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as Poles Farmhouse, Swallowcliffe, SP5 3NX and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access and planning policies pertaining to the area, would not permit a wholly separate dwelling.

4 The Air Source Heat Pump (Monobloc AHZ-044HCDS1) shall be installed and sited in accordance with the approved plan DWG No: SK7 Rev H and specification details and shall be maintained at all times thereafter.

REASON: In the interests resident amenity.

5 No development, other than demolition to ground level, shall commence within the area indicated as shown in approved drawing DWG No 01 Rev B Date Received 01.11.23, until:
a) A written programme of archaeological investigation, which should include on-site work and off-site work including the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
b) The approved programme of archaeological work has been carried out in accordance with the approved details.
REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

6 The biodiversity mitigation and enhancement measures shall be incorporated into the development hereby approved in accordance with the following:

- The 1st and 2nd drawings in Appendix E of the Ecological Assessment Ref No: 0462A Issue 2 by Peach Ecology dated 18th December 2020
- DWG No: SK10 Rev G Proposed Farmhouse Elevations

or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these features shall be supervised by a professional ecologist and shall remain available for wildlife for the lifetime of the development.

REASON: To mitigate for impacts to biodiversity arising from the development.

8 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing;
b) Working method statements of protected/priority species, such as nesting birds and bats;
c) Mitigation strategies already agreed with the Local Planning Authority prior to determination, such as for bats; this should comprise the pre-construction/construction related elements of strategies only;
d) Work schedules for activities including specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site;
e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW);
f) Time frame for provision of compliance report to the Local Planning Authority; to be completed by the Ecologist/ECoW

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

8 Any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals ‘Guidance Notes for the Reduction of Obtrusive Light’ 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To ensure appropriate levels of amenity are achieved with the AONB.

9 Any gates shall be set back 4.5m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

10 The development hereby permitted shall not be occupied until any alteration to the surface of the vehicle access is that of a consolidated material (not loose stone or gravel) for the first 4.5m. The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

11 No part of the development hereby permitted shall be occupied until the turning area & parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

12 The development hereby permitted shall not be occupied until the vegetation across the site frontage within the highway verge has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

13 The development hereby permitted shall not be occupied until the Access Bollards have been installed either side of the vehicle access on the highway verge and maintained as such thereafter.

REASON: In the interests of highway safety.

14 The development hereby permitted shall not be occupied until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

15 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

16 The development hereby approved shall be carried out in strict accordance with the submitted Arboriculture Assessment dated May 2023 undertaken by Wadey Trees Chartered Consultancy.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of important trees, within the vicinity of the site are adequately protected during the period of construction.

Informatives: (3)

1 The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

2 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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.

3 The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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