Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/09919

Decision Date: 27 March 2024

Applicant:	Mr Craig Bowers Habberly, Wet Lane, Mere , BA12 6DZ
Particulars of Development:	Changes to design of building approved under PL/2022/03832, construction of an area of hardstanding and formation of an access track (Retrospective)
At:	Land at Woodlands Road, Mere, Wilts, BA12 6JT

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: (3)

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

Site Location Plan Date Received 22.02.24
Proposed Site Plan Date Received 22.02.24
DWG No: 2124-001 Proposed Elevations, Section, Roof and Floor Plans Date Received 22.02.24

Materials to be used in construction of the approved works as stated on the approved plans.

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

2 The agricultural barn hereby approved and land within the red and blue line of the application site as shown on plan: Site Location Plan shall be used for agricultural purposes only and shall be maintained for this use for the lifetime of the development. No paraphernalia unrelated to the approved agricultural use of the site shall be brought onto or stored upon the land.

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

3 Within three months of the date of this decision, the timber clad shipping container and timber clad WC Hut and their contents as shown on plan: DWG No: 2501-001 Rev B Existing Site Location Plan shall be removed from the land in their entirety.

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

Informatives: (2)

1 The application involves the creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

2 The application involves the installation of private apparatus in the highway for drainage measures. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a Section 50 NRSWA Act 1991 licence will be required from Wiltshire's Highway Authority before any works are carried on land forming part of the highway. Please contact our Streetworks Team on streetworks@wiltshire.gov.uk to make an application.

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