Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/05243

Decision Date:

Applicant:	PR & J Quick and Sons Quick Appleton Barn , Ashley Road, Bradford on Avon, Bradford On Avon, Wiltshire, United Kingdom, BA15 2PB
Particulars of Development:	Extension to Appleton Barn to provide farm offices and welfare facilities (amended design)
At:	Appleton Barn, Ashley Road, Bradford on Avon, Wilts, BA15 1RT

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: (4)

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:

Location Plan, Drawing Numbers 2223-23-02 (proposed site plan), 2223-15-01 Rev A (existing plans and elevations) received by the Local Planning Authority on 29th June 2023

2223-23-01 Rev A (proposed elevations and floor plans) received by the Local Planning Authority on 21st February 2024.

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

3 The office and staff welfare building hereby approved shall only be used in association with the agricultural uses associated with Upper Bearfield Farm, Ashley Road, Bradford on Avon, BA15 1RT and by its employees.

REASON: The office is located in a position where the Local Planning Authority, having regards to the reasonable standards of principle, landscape, residential amenity, access and planning policies pertaining to the area would not permit a separate office building.

4 Notwithstanding the submitted details, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing attached agricultural workers dwelling.

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

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