Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2024/02292
Decision Date: 29 April 2024

Applicant:	Mr Gregory 32, Greenhill, Royal Wootton Bassett, SN4 8EH
Particulars of Development:	Erection of an additional machinery barn, new cladding to existing barn, modifications to fenestration of existing stables barn and erection of horsewalker
At:	OXLEASE FARM, GREENHILL, HOOK, ROYAL WOOTTON BASSETT, SN4 8EH

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 and documents:

Elevations 109A-PROP. HORSE WALKER
Site Plan 101C-PROP. SITE PLAN
Location Plan 001A
Existing Building Proposed Elevations 004A-
Existing Barn Revised Proposed Elevation 104A-
Proposed Site Plan
Proposed Stable Floor Plan 105B-
Proposed Sites Sections 102B-

Proposed Stables Elevations 106B-

Design and Access Statement
Ecological Assessment December 2023. Coyne Environmental received 27th January 2024
BNG Report. January 2024. Coyne Environmental received 27th January 2024
Revised Application Form received 1 November 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 development hereby permitted shall match in material, colour and texture those used in the existing building.

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

4 The mitigation measures detailed in the approved Ecological Assessment Assessment. December 2023. Coyne Environmental and the BNG Report. January 2024. Coyne Environmental shall be carried out in full prior to the first bringing into use/ occupation of the development and/or in accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

5 No external light fixture or fitting will be installed within the application site unless details
of existing and proposed new lighting have been submitted to and approved by the Local
Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will not impact on the adjacent boundary features

The plans will be in accordance with the appropriate Environmental Zone standards set
out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of
Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at
night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site and to avoid illumination of habitat used by bats.

Informatives: (1)

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

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