Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10856

Decision Date: 3rd May 2024

Applicant:	Mr and Mrs Parr c/o agent
Particulars of Development:	Demolition of existing 3no. storage buildings and erection of 2no. replacement storage buildings
At:	West Yard, Dummer Lane, Chute Standen, Wiltshire, SP11 9EE

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: (7)

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:

Application form received 21/12/2023
Location plan Dwg no 608996_101A received 21/12/2023
Planning statement received 12/12/2023
Heritage statement received 12/02/2024
Proposed site plan Dwg no 608996_301G received 17/04/2024
Proposed replacement garage barn Dwg no 608996_302C received 16/04/2024

Proposed cart shed Dwg no 608996_303E received 12/12/2023

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

3 The development hereby permitted shall not be used or occupied at any time other than for purposes incidental to the residential use of the main dwelling known as Standen Farm, Dummer Lane, Chute Standen, SP11 9EE and it shall remain within the same planning unit as the main dwelling.

REASON: The building 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 new residential habitable accommodation or a whole new dwelling, in the interests of amenity and protection of the character of the area.

4 The development will be carried out in strict accordance with the following documents:

Arboricultural Method Statement. November 2023. Savills. Received 12/02/2024
Ecological Impact Assessment. November 2023. Darwin Ecology received 23/04/2023

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

6 Bat roosts and bat access points will be incorporated into the development in accordance with

Figure 4: Compensation and Mitigation Plan. April 2024. Darwin Ecology. received 23/04/2023
Ecological Impact Assessment. November 2023. Darwin Ecology. received 23/04/2023

or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The

installation of these bat roosts and access features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

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

7 No development shall take place above slab level on site until details of the roof tiles to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development continues in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

Informatives: (3)

8 Barn 1 is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017(as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning
permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required
before any work is undertaken to implement this planning permission. Future conversi on of the
roof space to living accommodation or replacing the roof could also breach this legislat ion and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

9 All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or
vegetation capable of supporting breeding birds and delay removing or altering such fe atures
until after young birds have fledged. Damage to extensive areas that could contain

nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

10 The applicant should note that under the terms of the Wildlife and Countryside Act 198 1 (as amended) and the Habitats Regulations 2017 (as amended) 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 protecti on 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 a nd consider the need for a licence from Natural England prior to commencing works. Plea se see Natural England's website for further information on protected species.

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