Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/07365

Decision Date: 21 May 2024

Applicant:	Gates The Old Rectory , Manningford Abbots , Manningford Abbots, Wiltshire, SN9 6HY
Particulars of Development:	Internal and external alterations
At:	The Old Rectory, Manningford Abbots, Pewsey, SN9 6HY

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:

Doc Title: Arboricultural Impact Assessment. Produced by: SJ Stephens Associates. Received: 10/04/2024. Ref: 2198.
Drg Title: Existing Block Plan. Drg No: 4285/2.
Drg Title: Existing Elevations. Drg No: 4285/5.
Drg Title: Existing First Floor Plan. Drg No: 4285/4.
Drg Title: Existing Ground Floor Plan. Drg No: 4285/3.
Drg Title: The Conservation Rooflight. Drg No: CR_CRSF_LS_B. Rev: B.
Drg Title: Location Plan. Location Plan. Drg No: 4285-001A.
Drg Title: Proposed Access. Drg No: 4285/7.
Drg Title: Proposed Block Plan. Drg No: 4285/7B.

Drg Title: Proposed D0.1 Details. Drg No: 4285_21_P.
Drg Title: Proposed D0.3-0.4 & 0.7 Details. Drg No: 4285_24_P.
Drg Title: Proposed D0.5-0.6 Details. Drg No: 4285_25_P.
Drg Title: Proposed D0.8 Details. Drg No: 4285_26_P.
Drg Title: Proposed Elevations. Drg No: 4285/10A.
Drg Title: Proposed First Floor Plan. 4285/9A.
Drg Title: Proposed Ground Floor Plan. 4285/8A.
Drg Title: Proposed Internal Elevations – Sheet 1. Drg No: 4285_19_P.
Drg Title: Proposed Internal Elevations – Sheet 2. Drg No: 4285_20_P.
Drg Title: Proposed N & Part W Elevations. Drg No: 4285/11A.
Drg Title: Proposed Stables Details. Drg No: 4285_27_P.
Drg Title: Proposed W0.1 – 0.2 Details – Sheet 1. Drg No: 4285_22_P.
Drg Title: Proposed W0.1 – 0.2 Details Sheet 2. Drg No: 4285_22_P.
Drg Title: Proposed Track Detail. Drg No: 4285/100A.

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

3 Prior to the commencement of works relating to the construction of the new access track, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) relating to the track construction only, shall be submitted to the local planning authority for approval in writing. 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 to protect priority habitats and protected/priority species, such as nesting birds and amphibians.
c) Work schedules for activities with 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.
d) Key personnel, responsibilities and contact details (including Site Manager and 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.

4

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.

Informatives: (3)

5 **Nesting Birds**

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 features 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.

6 **Protected Species General**

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (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 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.

7 **Land Drainage Consent**

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts,

dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded here. The land drainage consent application form and guidance notes can be found on our website here.

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