Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08362

Decision Date: 31 May 2024

Applicant:	Mr T Thistlethwaite and Ms T Rowe Meadow Court , Tockenham, Wiltshire, SN4 7PH
Particulars of Development:	Conversion of an existing stone barn into a small family home
At:	Barn to the West of Meadow Court, Tockenham, Swindon, SN4 7PH

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:

Application Form & Certificate Received 28th September 2023
Plans Ref:
Location Plan DWG: 671-PL-00 Received 28th September 2023
Proposed Site Plan DWG: 671-PL-130 Rev A Received 2nd April 2024
Proposed Ecology Plan DWG: 671-PL-14 Rev A Received 2nd April 2024
Impact Assessment and Mitigation Plan CIC DWG: EEL391R240405SP Received 5th

April 2024
Proposed Ground Floor Plan DWG: 671-PL-08 Rev E Received 2nd April 2024
Proposed Materials Schedule 1 Plan DWG: 671-PL-15 Rev A Received 2nd April 2024
Proposed Materials Schedule 2 Plan DWG: 671-PL-16 Rev A Received 2nd April 2024
Proposed North & East Elevations Plan DWG: 671-PL-11 Rev B Received 2nd April 2024
Proposed Roof Plan DWG: 671-PL-09 Rev E Received 2nd April 2024
Proposed Lighting Plan DWG: 671-PL-18 Rev A Received 2nd April 2024
Proposed Landscape Plan DWG: 671-PL-13 Rev A Received 2nd April 2024
Proposed Section 3-3 Plan DWG: 671-PL-17 Rev A Received 2nd April 2024
Proposed South & West Elevations Plan DWG: 671-PL-10 Rev C Received 2nd April 2024

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

3 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

4 No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

5 The development will be carried out in strict accordance with the following documents:
• Impact Assessment and Mitigation Strategy for Bats. April 2024. Ellendale Environmental;
• BNG Assessment EEL691. Ellendale Environmental;• PR Landscape Plan. September 2023. Artel 31;
• PR Lighting Plan. September 2023. Artel 31;

• PR Roof Plan. September 2023. Artel 31 and;
• PR Ecology Plan. September 2023. Artel 31

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

Informatives: (2)

6 The applicant should note that no construction/demolition vehicle access may be taken along TOCK12 without prior consultation with the Rights of Way Countryside Access Officer (CAO). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

7 The building 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 conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.
The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.
Please be advised that works should not take place that will harm nesting birds from March to August inclusive. 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.

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