Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/11127

Decision Date: 29 November 2024

Applicant:	Mr and Mrs Hunt Meadow Farm, East Chisenbury, Wiltshire, SN9 6AQ
Particulars of Development:	Conversion of ancillary domestic building into holiday let and the erection of bat roost building
At:	Land and Building at Meadow Farm, East Chisenbury, Pewsey, SN9 6AQ

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: (13)

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:
Drawing Ref: 755 (00) 02 A PROPOSED CONVERSION OF BARN EXISTING FLOOR PLAN AND ELEVATIONS dated 19/01/2024, received 22/01/2024
Drawing Ref: 755 (00) 03 D PROPOSED CONVERSION OF BARN PROPOSED FLOOR PLANS AND ELEVATIONS dated 18/06/2024, received 21/06/2024
Drawing Ref: 755 (00) 01 B PROPOSED CONVERSION OF BARN SITE PLANS dated 19/01/2024, received 22/01/2024
Document Ref: 5325 Construction Method Statement for works in proximity to the tributary of the River Avon SAC, received 21/12/2023
Document Ref: 22017 – Meadow Farm, East Chisenbury Access Technical Note dated 16/08/2022, received 21/12/2023
Document Ref: Heritage Assessment June 2024, received 21/06/2024

Document Ref: Ecological Impact Assessment for Bats, Nesting Birds, White-clawed Crayfish and The River Avon SAC. Barn at Meadow Farm, East Chisenbury. (Abbas Ecology, October 2023), received 21/12/2024
Document Ref: 364147-FRADS Flood Risk Assessment and Drainage Strategy (FRADS) dated 29/05/2024, received 21/06/2024
Document Ref: Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS). Meadow Farm, East Chisenbury. Document Ref: 364147-ENV-S1-SW-TR-E-0001 (Enviren, 11/10/2024), received 22/10/2024
REASON: For the avoidance of doubt and in the interests of proper planning.

3 No part of the development shall be first brought into use as a holiday let until the visibility splays shown on the approved plans (drawing no 22017-GA01 appendix B of Document Ref: 22017 – Meadow Farm, East Chisenbury Access Technical Note dated 16/08/2022, received 21/12/2023) have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.
REASON: In the interests of highway safety.

4 The development will be carried out in strict accordance with the following documents:
Drawing Ref: 364147-1101 Drainage Layout. (Enviren, 29/05/2024), appendix C of document Ref: 364147-FRADS Flood Risk Assessment and Drainage Strategy (FRADS) dated 29/05/2024, received 21/06/2024
Document Ref: Ecological Impact Assessment for Bats, Nesting Birds, White-clawed Crayfish and The River Avon SAC. Barn at Meadow Farm, East Chisenbury. (Abbas Ecology, October 2023), received 21/12/2024
Document Ref: Abbas Ecology additional information, received 12/04/2024
Document Ref: 364147-FRADS Flood Risk Assessment and Drainage Strategy (FRADS) dated 29/05/2024, received 21/06/2024
Document Ref: Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS). Meadow Farm, East
Chisenbury. Document Ref: 364147-ENV-S1-SW-TR-E-0001 (Enviren, 11/10/2024), received 22/10/2024
Document Ref: 5325 Construction Method Statement for works in proximity to the tributary of the River Avon SAC, received 21/12/2023
The development shall not be first occupied until the wildlife features (Bat Mitigation and Biodiversity Net Gain requirements detailed in the Ecological Impact Assessment) have been installed in accordance with the agreed details and the installation of these features will be supervised by a professional ecologist. These features will continue to be available for the target species for the lifetime of the development. REASON: For the protection, mitigation and enhancement of biodiversity.

5 The existing septic tank within the redline shall be removed and a proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed,

connected and available for use before the associated holiday let is occupied and they shall be maintained and operated thereafter for the lifetime of the development.
REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

6 All new works and works of making good shall be carried out in materials and detailed to match the adjoining original fabric.
REASON: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building in the interests of preserving the character and appearance of the building and conservation area.

7 The new windows hereby approved to the external elevations shall be of timber and shall be flush-framed timber casements with slim (10-14mm) double-glazing.
REASON: To ensure that the development is appropriately detailed in the interests of preserving the character and appearance of the building and conservation area.

8 The accommodation hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use.
REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located in order to avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation.

9 Any new external artificial lighting should be for the purposes for safe access and security only and shall comply with at least Environmental Lighting Zone E1 in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals (ILP) in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08-18 “Bats and artificial lighting in the UK”, issued by the Bat Conservation Trust and ILP and the lighting recommendations in.
REASON: In the interests of conserving protected species and biodiversity and the Conservation of Habitats and Species Regulations 2017 (as amended).

10 Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the accommodation hereby permitted shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or occupied at any time as any persons’ sole or primary place of residence. An up to date register of names and main home addresses of all occupiers shall be maintained and

shall be available at all reasonable times to the Local Planning Authority.
REASON: This site is 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 permanent residential accommodation.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.
REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements in the interests of preserving the character and appearance of the building and conservation area, residential amenity and privacy.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the development hereby permitted.
REASON: In the interests of preserving the character and appearance of the building and conservation area, residential amenity and privacy.

13 No mezzanine or other form of internal floor to create a first floor level other than that shown on the approved plans shall be constructed in the development hereby permitted.
REASON: In the interests of preserving the character and appearance of the building residential amenity and privacy.

Informatives: (5)

Non Mains Drainage (location at risk of flooding):
A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance “Water supply, wastewater and water quality” Any installation of a Package Treatment Plant needs to meet approval of Environment Agency’s requirements under their permitting role.

Water Efficiency in the River Avon:
For guidance on how to comply with this and what is required, please refer to the following document: ‘The Building Regulations 2010 – Sanitation, hot water safety and water efficiency’,

Appendix A (p36-44).
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/f l e/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

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. If the development is determined to be liable for CIL a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

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. Land Drainage Consent will be required for the proposed SW and treated foul effluent discharges to the Ordinary Watercourse.

Barn conversions - extent of permission:
The applicant should note that this permission is for the conversion of the existing buildings in accordance with the permission granted and the approved drawings. Any significant demolition or rebuilding of the existing structures on the site [other than that shown on the approved plans] will mean that the permission hereby granted would no longer be in effect and any further development would then be unauthorised and in breach of planning control.

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 Community Infrastructure Levy (CIL) - Wiltshire Council