



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/06520
Decision Date: 10/10/2025

Applicant:	Cheryl and Oliver Russ Woodborough House Church Farm Lane, Woodborough, Pewsey, SN9 5PL
Particulars of Development:	The erection of an outbuilding for ancillary residential purposes, including annexed accommodation and installation of new Package Treatment Plant
At:	Woodborough House, Church Farm Lane, Woodborough, Pewsey, SN9 5PL

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 39 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:

- 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:

Application Form

Planning Statement

REV 06 Rev F – Location and Site Plans (x2 plans)

All received on 05.08.2025.

Clearwater BioAir Sewage Treatment Plant - Technical Specification

Drawing Nos:

REV 02 Rev F – Proposed Annex Floor Plan

REV 02 Rev F – Proposed Elevations

REV 02 Rev F – Proposed Elevations Including Existing Buildings

DS1438B – BioAir 3 (9PE) Gravity Sales Drawing

All received on 15.08.2025.

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

- 3** The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Woodborough House, Church Farm Lane, Woodborough, Pewsey SN9 5PL and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation 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 wholly separate dwelling.

- 4** No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for Sustainable Drainage Systems (SuDS) has been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition, the following additional information shall be provided:

- The design shall be confirmed by infiltration tests undertaken in accordance with BRE 365
- A soakaway design calculation shall be submitted in accordance with Soakaway Guidance. The details must demonstrate that the soakaways have sufficient capacity for the proposed surface water drainage and are sited a minimum of 5m from the building foundation.
- Exceedance routes that minimise the risks to people and property.

- A maintenance and management plan for all SuDS features proposed on the site.

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 commences in order that the development is undertaken in an acceptable manner, in the interests of minimising drainage issues and ground water flooding at the site.

- 5** Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before occupation of the ancillary outbuilding hereby permitted.

REASON: To provide mitigation /enhancement for biodiversity.

Informative

- 6**
- The applicant is advised to incorporate simple source-control measures such as permeable surfacing for driveways and hardstanding, rainwater butts for roof water re-use, and direct drainage to landscaped areas (where feasible), to comply with the National Sustainable Drainage Systems (SuDS) Standards (2025) and prevent runoff to the highway or neighbouring land.
 - The Environment Agency's standing advice for minor extensions will apply.
 - Applicants should verify any requirements set by the Environmental Agency and local water authorities regarding the installation and discharge of package treatment plant systems, as a permit may be necessary
 - All new drainage will need to comply fully with Building Regulations Part H.

Informative

- 7** Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species 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

Informative

- 8** 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.

***Nic Thomas* - Director of Planning, Economy and Regeneration**

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](#)