Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2025/02641

Decision Date: 14/08/2025

Applicant:	Mrs S Lund Hawkeridge Mill, Mill Lane, Heywood, Westbury, BA13 4LS
Particulars of Development:	Retrospective Change of Use from agriculturul use to a log processing, storage and delivery use and erection of a portal framed open-sided barn to replace existing structure
At:	Hawkeridge Mill, Mill Lane, Hawkeridge, Westbury, BA13 4LD

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 Pursuant to the erection of the portal framed barn, the development hereby approved hall 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:

Location Plan – received 14/03/2025

Proposed Layout – received 14/03/2025

Proposed Elevations – received 14/03/2025

Post-development BNG Plan - received 12/06/2025

Design and Access Statement - received 14/03/2025

Habitat Creation Summary from Ecologist - received 12/06/2025

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

3 The development hereby approved shall be carried out in strict accordance with the following documents:

• Section 6.3 of the Biodiversity Net Gain Statement (Ref SEB2997_01 V2) produced by Seasons Ecology and Statutory Biodiversity Metric (received 12 June 2025).

• The Post-development BNG Habitat Plan (received 12 June 2025).

REASON: To define the terms of the permission and to secure the protection, mitigation and enhancement of biodiversity.

4 Prior to any works commencing on site pursuant to the erection of the portal framed barn, including demolition of the existing structure(s), ground works/excavation, site clearance, and any boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing.

The Plan must be prepared in accordance with the Hawkeridge Mill, Heywood Post development BNG Habitat Plan and 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) Identification of ecological protection areas/buffer zones zone around Bitham Brook.

c) Pollution prevention measures.

d) Working method statements for protected/priority species, such as nesting birds and reptiles.

e) 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.

f) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

g) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

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.

5 Prior to any works commencing on site pursuant to the erection of the portal framed barn, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Plan must be prepared in accordance with the Hawkeridge Mill, Heywood Post Development BNG Habitat Plan and seek to deliver habitats and features to benefit biodiversity as detailed in Section 6.3 of the Biodiversity Net Gain Statement – Statutory Biodiversity Metric (Seasons Ecology, June 2025). The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

6 No external light fixtures or fittings shall be installed on the red lined application site, unless the exact details of any new lighting has been submitted to and approved by the Local Planning Authority in writing.

The submitted details will need to demonstrate how the proposed lighting would impact on bat habitat compared to the existing situation.

The plans would be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid unnecessary harmful illumination of nearby habitat used by bats

7 No development hereby approved pursuant to the erection of the portal framed barn shall extend beyond slab level until a drainage strategy has been submitted and been approved in writing by the Council.

The Strategy will need to demonstrate how surface water will be collected, conveyed, controlled and discharged and provide details on the following:

• The Existing greenfield runoff rates for the site.

• Post development runoff rates in accordance with Wiltshire Council's betterment policy.

• A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.

• Adequate measures during construction to control pollution to existing watercourses and groundwater.

• Detailing how surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.

Should the applicant propose to discharge any surface water from the proposed development into a watercourse, separate land drainage consent would be required for any discharge to an ordinary watercourses as well as any works within 8m.

REASON: To define the terms of the permission and to ensure the development is subject to an appropriate drainage strategy.

8 The use of logging related equipment hereby approved for the defined site, shall only take place between the hours of 9am and 4pm on Mondays to Fridays and not at any time on Saturdays, Sundays, or on Bank or Public Holidays.

REASON: To define the terms of this permission and to ensure the use of the land does not lead to neighbouring amenity conflicts when tested against WCS Core policy 57.

9 The wood cutting/splitting machinery shall not be operated on site without a straw or hay bale barrier in place. The barrier shall be positioned to block the line of sight between the wood cutting/splitting machinery and the residential dwellings at Phoenix Boarding Kennels and Cattery, Mill Lane, Hawkeridge, BA13 4LD.

The barrier shall be at least 200cm (H), 300cm (W), and 46cm (D) and there shall be no gaps or breaks between the bales.

The barrier shall be positioned as close to the wood cutting/splitting machinery as operationally possible, and no further than 2 metres away at any time.

REASON: To define the terms of this permission and to ensure the use of the land does not lead to neighbouring amenity conflicts when tested against WCS Core policy 57.

Informative

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.

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