



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2024/07323
Decision Date: 29/07/2025

Applicant:	Marc Adams Beechwood, Bratton Road, West Ashton, Trowbridge, BA14 6AZ
Particulars of Development:	Rough stone track through a private field with the erection of a timber slatted agricultural barn.
At:	Field located south of Lock Cottage and north of the village Seend, bordering Bollands Hill and the canal.

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:

Location Plan 15156-EDA-XX-XX-DR-A-1000-P01 received August 15th 2024

Proposed revised Site Plan 15156-EDA-XX-XX-DR-A-1200-P03 received June 5th 2025

Proposed Barn Site Plan 15156-EDA-XX-XX-DR-A-1203-P01 received August 15th 2024

Proposed Entrance Plan 15156-EDA-XX-XX-DR-A-1202-P02 received May 22nd 2025

Revised Proposed Visibility Plan 15156-EDA-XX-XX-DR-A-1201-P03 received June 5th 2025

Proposed Barn Plan 15156-EDA-XX-XX-DR-A-1220-P00 received August 5th 2024

Proposed Barn Elevations 15156-EDA-XX-XX-DR-A-1230-P00 received August 5th 2024

Proposed Barn Mezzanine 15156-EDA-XX-XX-DR-A-1221-P00 received August 5th 2024

Proposed Barn Section 15156-EDA-XX-XX-DR-A-1241-P01 received April 2nd 2025

Proposed Section Through Track 15156-EDA-XX-XX-DR-A-1211-P01 received March 28th 2025

Proposed Site Section 15156-EDA-XX-XX-DR-A-1210-P01 received March 14th 2025

Cess Pit Elevations HSC 18000 Rev B received June 6th 2025

Cess Pit Technical Specification received June 6th 2025

Revised Ecological Appraisal eg240026 Ecological Appraisal REV04 Received October 10th 2024

BNG Metric Seend Wiltshire BNG Metric REV02 Received October 10th 2024

Application Form

Revised Design and Access Statement Parts 1 & 2 P03 received June 5th 2025

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

- 3** The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those set out in the approved plans and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4** No development shall commence within the area indicated by application PL/2024/07323 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

The monitoring is to be carried out following the standards and guidelines for such work as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

REASON: To enable the recording of any matters of archaeological interest.'

- 5** No part of the development shall be first brought into use until the visibility splays shown on the approved plans (Proposed Site Plan 15156-EDA-XX-XX-DR-A-1200 Rev P03) 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

- 6** The development hereby permitted shall not be first brought into use until the first 15m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 7** The gradient of the access way shall not at any point be no steeper than 1 metre in 12 metres from its junction with the public highway.

REASON: In the interests of highway safety.

- 8** Any gates shall be set back 14.3m from the edge of the carriageway, as shown on the approved plans (Proposed Entrance Plan 15156-EDA-XX-XX-DR-A-1202 Rev P02) such gates to open inwards only.

REASON: In the interests of highway safety.

- 9** No development shall commence on site until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority that:

1) demonstrating that there is no increase in local flood risk because of the development; and

2) including details of how runoff from the proposed tracks will be prevented from entering the public highway.

The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 10** The proposed development shall not be first brought into use until works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

- 11** 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.

- 12** The development shall be carried out in strict accordance with the following documents:

- Ecological Appraisal. Eg240026_EA_03. 10/10/2024.
- Biodiversity Net Gain Report. Eg240026_BNG_REV01. 09/10/2024.
- Statutory metric calculation. REV03 09/10/2024.
- Proposed Site Plan. Ref: 15156-EDA-XX-XX-DR-A-1200 P01.
- Proposed Barn Plan. Ref: 15156-EDA-XX-XX-DR-A-1220 P00.

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

Informative

- 13** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Informative

- 14** 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>.

Informative

- 15** All new drainage will need to comply fully with Building Regulations Part H.

Informative

- 16** 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.

Informative

- 17** Informative

The application involves the creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Informative

- 18** In line with the NPPF the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy. For example, consideration should be given to collection of runoff from the barn for reuse

Informative

- 19** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Informative

- 20** The applicant should note that no gates or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer

(contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

Informative

- 21** The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way SEEN6 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

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](#)