



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07483
Decision Date: 18/12/2025

Applicant:	Mr & Mrs Ian Marris Lower Bridmore Farm, Berwick St John, SP7 0HG
Particulars of Development:	Change of use of existing farm barn from Agricultural Store to Farm Office, Farm Store and Farm Welfare Facilities. To include repairs to barn; change of roof material; and new air source heat pump
At:	Lower Bridmore Farm, Berwick St John, SP7 0HG

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:

Application Form & Certificate

Ref: 1515/28A – Outbuilding 3 – Site Plan/Location Map. Received – 06.11.2025

Ref: 1515/49A – Building 3 – Proposed Plans & Elevations. Received – 06.11.2025

Ref: Daikin Altherma 3M (4-6-8 kW) Product Leaflet 2022. Received – 06.11.2025

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/internal works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of preserving the character and appearance of the listed building and its setting; and the visual amenities and setting of the National Landscape and adjacent public right of way

- 4** Notwithstanding the approved plans, the internal walls of the building shall be lined with horizontal boarding, details of which shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to its first use for the purpose hereby approved.

REASON: To preserve the agricultural character of the building in the interests of the heritage interest of the asset.

- 5** The external timber, including any paint or stain to be used on the external walls and window joinery, shall be finished, repaired and installed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/0776.

REASON: In the interests of preserving the character and appearance of the listed building and its setting; and the visual amenities and setting of the National Landscape and adjacent public right of way

- 6** All new external window and door joinery and/or metal framed glazing will be installed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/07556.

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

- 7** Any natural stonework to be used externally on the existing building shall be constructed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/07556.

REASON: In the interests of preserving the character and appearance of the listed building and its setting; and the visual amenities and setting of the National Landscape and adjacent public right of way

- 8** Any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To avoid illumination of habitat used by bats and other wildlife; and to protect the dark skies status of the National Landscape

- 9** None of the development hereby approved, shall commence on site until full details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before occupation of the dwellings hereby approved and shall be retained and maintained for the lifetime of the development.

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, to provide mitigation /enhancement for biodiversity

- 10** The farm office and welfare facility hereby permitted shall not be used at any time other than for purposes ancillary to the agricultural use of the wider site (known as Lower Bridmore Farm), and it shall remain within the same planning unit as the other buildings in this farmyard.

REASON: In the interests of the amenity of the area/National Landscape; to enable the Local Planning Authority to consider individually whether planning permission should be granted for alternative uses in this unsustainable area; and to ensure that no additional phosphate burden is generated by the site which might adversely affect the special ecological interests of the River Avon Special Area for Conservation.

Informative

- 1** 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:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

- 2** 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

- 3** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (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.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development, which is exempt being below the de minimis threshold, meaning development which:

- i. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii. impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Informative

- 4** There is a low risk that bats may occur at the barn. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline.

Informative

- 5** 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 BSJO14 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](#)