



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09384
Decision Date: 28/01/2026

Applicant:	Meridian Property Development Ltd c/o Agent
Particulars of Development:	Erection of a four bedroom dwelling, parking and associated works
At:	50 Bouverie Avenue, Salisbury, SP2 8DX

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:

Location Plan ref PP-14262539v1

Proposed Site Plan ref 25/0442/100

Proposed Elevations ref 25/0442/102

Proposed Floor and Roof Plans ref 25/0442/101

Planning Statement dated Nov 2025

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

- 3** The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017 and Wiltshire Core Strategy Core Policy 69.

- 4** The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017 and Wiltshire Core Strategy Core Policy 24.

- 5** The materials for the new dwelling hereby approved shall be in accordance with the materials as shown on the drawing Proposed Elevations ref Proposed Elevations ref 25/0442/102, namely facing brickwork for the walls and a plain clay tile (or slate) for the roof.

Reason: To secure a harmonious form of development.

- 6** The new dwelling hereby approved shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

- 7** There shall be no occupation of the dwelling until:

- Small-scale biodiversity enhancements including a bird box (or swift brick) and a bat box have been provided on the site and/or on the new dwelling. The enhancements shall remain in situ for the lifetime of the development, and

- details of the east and west finished boundary treatments with neighbouring properties (including existing and finished site levels for the site, any proposed edging, surface and fencing details)

have been submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented and completed in accordance with the agreed details.

REASONS: To provide biodiversity enhancement, in accordance with Core Policy 50, the National Planning Policy Framework (2023) and Section 40 of the Natural Environment and Rural Communities Act 2006. To ensure that the site boundaries and levels are appropriately considered in the interests of neighbouring and streetscene amenity

- 8** The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.4 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level and maintained as such thereafter.

REASON: In the interests of highway safety.

- 9** The development hereby permitted shall not be occupied until the first 5m 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.

- 10** The proposed development shall not be occupied until means/works have been implemented to avoid surface water from entering the highway from the access.

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

- 11** The gradient of the access way shall not at any point be no steeper than 1m in 6 metres from its junction with the public highway of both accesses.

REASON: In the interests of highway safety.

- 12** The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

- 13** No part of the development hereby permitted shall be occupied until the vehicle access, parking spaces [3 No] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 14** Within 2 months of the commencement of development on site to construct the dwelling hereby approved, a scheme to provide a new pavement tree and tree pit shall be submitted to and agreed in writing with the Local Planning Authority (in consultation with the Highway Office).

The new dwelling hereby approved shall not be occupied until the new tree and the tree pit have been provided to the satisfaction of the Local Planning Authority, in accordance with the agreed details.

The new tree shall be planted in the next available planting season after the details are agreed in writing. It shall be replaced within a period of 5 years if it dies or becomes diseased.

REASON: To ensure that the amenity of the existing street scene is maintained and to replace an item of street furniture that is required to be relocated to enable safe access to the development.

- 15** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that order with or without modification), there shall be no additions/extensions or external alterations (including additional first floor side elevation windows and rear facing dormer windows) to the new dwelling hereby permitted.

REASON: In the interests of the amenity of the area, highway safety and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions /extensions or external alterations.

Informatives

Highways and Tree Pit

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, carriageway 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.

Biodiversity Net Gain

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. 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.

The submitted metric indicates 0.25 biodiversity units or less will be required to meet the 10% BNG requirement and that on-site BNG is not achievable. In these circumstances statutory credits can be bought without providing evidence that insufficient off-site options are available in England. For further information please refer to guidance on Statutory Biodiversity Credits on the GOV.UK website (<https://www.gov.uk/guidance/statutory-biodiversity-credits>) under ‘How to prove statutory credits are needed.’

Hampshire Avon Phosphorus Mitigation

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

New Forest Mitigation

Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Dropped Kerb

The application involves an extension to the existing vehicle access/dropped kerb. 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.

Nesting Birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that vegetation works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

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](#)