



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/09881
Decision Date: 03/02/2026

Applicant:	J & J Gould C/o Agent
Particulars of Development:	Variation of conditions 2 (approved plans) & 3 (materials) on PL/2024/09469 to reflect a change in material from lime wash render (coloured) to Ashlar stone, to have all the materials agreed in this application submission
At:	West Chase, Bowerchalke, Salisbury, SP5 5PE

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 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 compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the 30 January 2028 (the expiry date of PL/2024/09469).

REASON: To comply with the provisions of Section 73 and 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. Planning permission cannot be granted under section 73 to extend the time limit within which a development must be started.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans listed in schedule:

Location Plan / Site Boundary ref 255.01 Rev B dated Sept 2024

Proposed Elevations (with materials indicated) ref 2668. 30-09 Rev P2 dated 27/8/25

Cart Shed – Proposed Plans and Elevations ref 255.14 Rev A dated Sept 2024

Ha-ha Details ref 314_GLA_00_XX_DR_L_4401 Rev P1 dated 4/10/24

Proposed Ground Floor and Cellar Plans ref 255.10 Rev A dated Sept 2024

Proposed First and Second Floor Plans ref 255.11 Rev A dated Sept 2024

Planning Statement V2 received 27/1/25

Arboricultural Impact Assessment ref 646_AIA_TPP_1 by R Nicholson dated 28 October 2024

Tree Protection Plan ref RNapc/646TPP/1 dated 29 August 2024

Landscape & Visual Appraisal ref 314_GLA_XX_XX_RP_L_0002 Rev P1 by Greenhalgh Landscape Architecture dated 11 October 2024

Illustrative Landscape Masterplan ref 314_GLA_MP_PL_DR_L_7001 Rev P2 dated 11/10/24

Landscape Plan Central Area ref 314_GLA_MP_PL_DR_L_1002 Rev P3 dated 11/10/24

Landscape Plan ref 314_GLA_00_PL_DR_L_1001 Rev P3 dated 11/10/24

Landscape Plan Tree Pit Details ref 4402 P1 dated 3/10/24

Sections A-A and B-B ref 314_GLA_00_GS_DR_L_3502 Rev P1 dated 3/10/24

Section C-C ref 314_GLA_00_GS_DR_L_3503 Rev P1 dated 3/10/24

Energy Strategy Statement Sept 2024

Bat Report by ProVision V.02 dated Oct 2024

Sample materials photographs for slate, stone, brick and flint received 18/12/2025

Supporting Letter setting out materials variation and specifications dated 15/12/2025

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

- 3** The development shall be implemented in accordance with the agreed details for materials set out in the schedule below and in accordance with the sample photos submitted with the application and Supporting Letter setting out materials variation and specifications dated 15/12/2025, unless otherwise agreed in writing:

- Natural Slate- Canadian Glendyne natural slate
- Bricks- HG Matthews ATR (wood-fired bricks) Flint- St Catherine's (Dorset field flints)
- Ashlar stone for the walls, quoins, string course and window / door surrounds- Chicksgrove Limestone

Materials shall be matt and non-reflective in finish.

The development shall be implemented in accordance with the agreed details and the panels hereby approved as shown in the sample photographs hereby approved shall remain on site for comparison until the stonework and brickwork is completed.

REASON: In the interests of visual amenity and the character and appearance of the National Landscape, to secure a harmonious form of development

- 4** The development will be carried out in strict accordance with the following documents:

- Section 5 of the Bat report. October 2024. Pro Vision. Ecology 8506, V.02;
- Biodiversity Net Gain Assessment. October 2024. Pro Vision. Ecology 8506, Version 1;
- The Statutory Biodiversity Metric. 09 October 2024;
- The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology v1.0.2. 03 October 2024;
- Proposed Elevations. 14 October 2024. Watson Bertram & Fell Architects & Surveyors. Drawing No. 255.12, Rev. A.

The ecological mitigation and enhancement measures (as subsequently updated by any EPS Licence and Biodiversity Gain plan) shall be installed before the dwelling is occupied and maintained for the lifetime of the development.

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

- 5** Any new external artificial lighting installed anywhere on the site and buildings hereby approved shall be in accordance with the appropriate Environmental Zone standards (Zone E0 for the National Landscape) set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows)

on the perimeter of the site will remain below 1 lux. Lighting shall be downward facing.

REASON: In the interests of the amenities of the area and to minimise impacts on biodiversity caused by light spillage to areas above and outside the development site. To protect the amenity of the International Dark Skies Reserve.

- 6** Existing trees to be retained on the site shall be protected in accordance with the measures set out in the Arboricultural Impact Assessment ref 646_AIA_TPP_1 by R Nicholson dated 28 October 2024 and Tree Protection Plan ref RNapc/646TPP/1 dated 29 August 2024

Reason: To protect existing trees to be retained during construction

- 7** All soft landscaping and the new tree and hedge planting comprised in the approved details of landscaping on the:

- Illustrative Landscape Masterplan ref 314_GLA_MP_PL_DR_L_7001 Rev P2 dated 11/10/24
- Landscape Plan Central Area ref 314_GLA_MP_PL_DR_L_1002 Rev P3 dated 11/10/24
- Landscape Plan ref 314_GLA_00_PL_DR_L_1001 Rev P3 dated 11/10/24

(or as subsequently amended by any Biodiversity Gain Plan and ecological Enhancement Plan to be subsequently approved) shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features within the National Landscape and to secure biodiversity enhancement.

Informatives

Biodiversity Net Gain National Condition:

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.

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 for S73 applications or self build development are considered to apply.

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

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

Protected Species:

The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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