



**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**  
**Application Reference Number: PL/2026/00643**  
**Decision Date: 25/03/2026**

|                                    |                                                                                                                                                 |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mrs & Mr Susan and David Ash<br>Ashcott, The Barns, Dog Trap Lane, Minety, Wiltshire,<br>United Kingdom, SN16 9PW                               |
| <b>Particulars of Development:</b> | Retrospective planning application for the retention of<br>the roof lights and a new application for the attic<br>conversion in Barn 1, Unit 3. |
| <b>At:</b>                         | The Barns, Dog Trap Lane, Minety, Malmesbury,<br>SN16 9PW                                                                                       |

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:

Block and Location plans M2/205/200 received 30 January 2026

Barn 1 - Proposed floor layouts and elevations received 30 January 2026

Design and Access / Supporting Statement received 30 January 2026

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

- 3** The rooflights installed to Units 1–3 of Barn 1, as shown on the approved plans, shall be retained in accordance with the approved details and shall not be altered, enlarged, repositioned, or replaced with alternative forms of glazing without a further grant of planning permission.

REASON: In the interests of protecting the character and appearance of the building and the wider landscape, in accordance with Core Policies 51 and 57 of the Wiltshire Core Strategy.

- 4** No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To protect the amenities of the area and neighbouring residents in accordance with Core Policy 57 of the Wiltshire Core Strategy.

- 5** No additional windows, rooflights, dormers, doors or other openings shall be inserted into any elevation or roof slope of Barn 1 unless approved through a separate application for planning permission.

REASON: To protect the privacy of neighbouring residents and safeguard the character of the building in accordance with Core Policy 57 of the Wiltshire Core Strategy.

- 6** The mezzanine accommodation within Unit 3 hereby approved shall remain ancillary to the domestic use of the dwelling and shall not be used as a separate unit of residential accommodation.

REASON: To prevent the creation of an additional independent dwelling in an unsustainable countryside location, in accordance with Core Policies 1 and 2 of the Wiltshire Core Strategy.

- 7** No external lighting shall be installed on the building or within the curtilage of the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To avoid unnecessary light spill into the countryside and to safeguard local landscape character and biodiversity interests, in accordance with Core Policies 50 and 51.

***Níc 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](mailto: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](#)