



**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**  
**Application Reference Number: PL/2025/02846**  
**Decision Date: 13/08/2025**

|                                    |                                                                                                                                                                                                                                                                                             |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mr Ashley Jones<br>51A Staverton House, New Terrace, Staverton,<br>Wiltshire, BA14 6NX                                                                                                                                                                                                      |
| <b>Particulars of Development:</b> | 'Demolition of The Old Vicarage with replacement building and extension to Staverton House, providing 13 Bedrooms on Lower Ground Floor, 12 Bedrooms on Ground Floor, all with auxiliary space & together with the Existing Care Home would provide 46 bedrooms total and associated works' |
| <b>At:</b>                         | STAVERTON HOUSE, 51A, STAVERTON,<br>TROWBRIDGE, BA14 6NX                                                                                                                                                                                                                                    |

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:

Architectural plans and design information:

- A-1075 Rev A Design & Access Statement
- 8006-1-REVA - Topographical Survey
- A-1075 100A Location Plan
- A-1075 101A Existing Site Plan
- A-1075 103A Existing Floor Plans
- A-1075 104A Existing Elevations
- A-1075 01A Site Plan
- A-1075 10A Lower Ground Floor Plan
- A-1075 12A First Floor Plan
- A-1075 13A Roof Plan
- A-1075 20A Site Sections A - Existing and Proposed
- A-1075 21A Site Sections B - Existing and Proposed
- A-1075 22A Site Sections C - Existing and Proposed
- A-1075 23A Site Sections D - Existing and Proposed
- A-1075 40A Boundary Treatment Sections - all received 20 March 2025;
- A-1075 50B 3D Views and Ground Floor Plan (A-1075 11B) – both received 14 April 2025 and;
- A-1075 32C Sections E and F - received 17 July 2025

Planning Reports:

- A-1075 Rev A Existing building analysis
- Fidelia Operators Statement v4 - March 2025

- FCL/001/C/RG-(PS) Planning Statement
- 2501-01 Staverton House Transport Statement
- 2501-01 Staverton Travel Plan
- P23-0380 Built Heritage Assessment - Staverton House Trowbridge - 29.01.2025
- 1 copy of Planning Need Assessment - March 2023
- 2590 BNG Assessment -March 2025- The Old Vicarage & Staverton House.V2
- 210370-P-10 Tree Survey Revision A-Tree Survey
- 210370-P-10 Tree Schedule Revision A - all received 20 March 2025
  
- BNG Metric Calculation - Post D.V3 - received 2 April 2025 and;
  
- Swift-bricks Document – received 28th April 2025;

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

- 3** The development will be carried out in strict accordance with the following plans (or otherwise superseded by the European Protected Species Mitigation Licence obtained from Natural England) and documents:

Draft Mitigation and Enhancement Elevation Plan I. (Focus Environmental Consultants, June 2025).

Draft Mitigation and Enhancement Elevation Plan II. (Focus Environmental Consultants, June 2025).

Draft Mitigation and Enhancement Elevation Plan III. (Focus Environmental Consultants, June 2025).

Mitigation and Enhancement Site Plan (Focus Environmental Consultants, June 2025) and;

- Arboricultural Method Statement. Rev A. 29 March 2025.

- Arboricultural Impact Assessment. Rev A. March 2025.
- Tree Protection Plan. Rev A. March 2025.
- Detailed Landscape Proposals. March 2025.
- Landscape Specification & Management Plan. January 2025.
- Proposed Elevations: West Elevation, South Elevation (Elevations C and D - A-1075 31D - Carless & Adams, 16 July 2025).
- Proposed Elevations: East Elevation, North Elevation (Elevations A and B - A-1075-A 30D - Carless & Adams, 16 July 2025).
- Proposed Sections H, J & K. Rev C. (Carless & Adams, 14.03.2025).
- Update Bat Survey Report (Focus Environmental Consultants, June 2025).

The roost and access point opportunities for bats, as detailed in the above plans shall be implemented prior to the completion of the development hereby permitted under the supervision of an appropriately qualified ecologist. The details shall be maintained in for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

The condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of landscape features, biodiversity and to mitigate for impacts to bats arising from the development

- 4** No development shall commence on site (including any demolition, site clearance, or enabling works) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority and Local Highway Authority. The CMP shall include the following details:

- a) Parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials (including any salvaged materials);

d) Erection and maintenance of security hoarding, including any decorative displays and public viewing facilities where appropriate;

e) Wheel washing facilities;

f) Measures to control the emission of dust and dirt during construction;

g) A scheme for recycling/disposing of waste resulting from demolition and construction works;

h) Measures for the protection of the natural environment, including monitoring and retention of existing vegetation across the site;

i) Details of drainage arrangements during the construction phase; and

j) Hours of construction, including deliveries.

The development shall be carried out in full accordance with the approved CMP throughout the construction period.

REASON: To ensure the development is undertaken in an acceptable manner, minimising detrimental effects on the amenities of the area, protecting the natural and built environment, reducing risks of pollution and flood risk, and ensuring highway safety during the construction phase.

- 5** No development shall commence until the applicant has submitted evidence to the Local Planning Authority confirming that Wessex Water has agreed in principle to accept surface water discharge from the site at the proposed location and discharge rate, as set out in the approved drainage strategy (reference: 24.0453 Drainage Technical Note & Appendices).

If such agreement is not secured, an alternative surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in full accordance with the approved drainage details.

REASON:

To ensure that the surface water drainage strategy is deliverable and to safeguard against flood risk, in the interests of sustainable development and environmental protection.

- 6** No development shall commence above slab level until the proposed landscaping scheme has been updated and submitted to and approved in writing by the Local Planning Authority. The revised scheme shall include the following;

- an updated planting specification showing all plant species, supply and planting sizes and planting densities.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features

**7** No development shall commence above slab level until full details and samples of the following external materials have been submitted to and approved in writing by the Local Planning Authority:

- Bricks;
- stone quoins;
- grey roof tiles;
- render finishes; and,
- the method of laying and setting the exterior stonework.

All samples shall be made available for inspection on site, and the development shall thereafter be carried out in full accordance with the approved details.

REASON: The application contains 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 beyond slab level, in the interests of visual amenity and the character and appearance of the area.

INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

- 8** No external light fixture or fitting shall be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

- 9** All soft landscaping comprised in the approved details of landscaping 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, 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 10** The development hereby approved shall be used as a residential dementia care home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

- 11** The following areas shall not be used at any time as accessible amenity space, including for use as a roof terrace, garden, staff recreation area, or similar:

- The enclosed external areas located in front of bedrooms 25–30 and 41–46, and adjacent to the sitting and dining room areas as shown on drawing number A-1075 11B Proposed Ground Floor Plan.
- The flat roof area above the two-storey link between Staverton House and the replacement building for the Old Vicarage as shown on drawing number A-1075 12A Proposed First Floor Plan.

These areas are not designed or intended for regular access and shall remain non-accessible to occupants and staff. Access to these spaces shall be permitted only for essential maintenance purposes.

REASON: To protect the privacy and residential amenity of neighbouring properties by preventing overlooking and inappropriate use of external areas not designed for occupation.

- 12** The development hereby permitted shall not be first brought into use until the obscure glazing (with a minimum obscurity level of 3) atop the parapet walls enclosing the external areas in front of bedrooms 25–30 and 41–46, and adjacent to the sitting and dining room areas, has been installed in full accordance with the approved plans. The obscure glazing shall be retained in that form for the lifetime of the development.

REASON: In the interests of neighbouring amenity

- 13** All the stone on the existing historic part of the Old Vicarage, including the stone window casements, shall be carefully dismantled and stored in a dry and secure place and be re-used to complete the front elevation (elevation B) and all of the main entrance and reception area (elevations A and B) of the new development hereby approved. The stone materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

REASON: In the interests of reusing some of the most significant historic fabric of the non-designated heritage asset within the new building.

- 14** The development hereby approved shall not be brought into use until the Travel Plan (reference 2109- 01/TP/01 - dated February 2025) has been fully implemented. The results of its implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 15** No part of the development shall be first brought into use until the cycle parking facilities, as shown on the approved site plan (drawing no. 1075-a-01-a), have been fully installed and made available for use. These facilities shall be retained and maintained for cycle parking purposes for the lifetime of the development.

REASON: To ensure the provision of adequate cycle parking in the interests of promoting sustainable transport and supporting the functionality of the development.

- 16** No part of the development hereby permitted shall be first occupied until the access, circulation area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

***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](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](#)