



**The Town and Country Planning Act 1990**  
**Approval of Variation of Conditions**  
**Application Reference Number: PL/2026/01017**  
**Decision Date: 08/04/2026**

|                                    |                                                                                                                                                                                                                                                                                                          |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Heale Farms c/o RAW Planning Ltd                                                                                                                                                                                                                                                                         |
| <b>Particulars of Development:</b> | Variation of condition 2 (approved plans) on PL/2025/01484 to introduces a chimney stack positioned on the rear (northern) elevation in lieu of the previously approved internal stack arrangement. Changes to fenestration. Revised ground floor amendment and a minor alteration to the rear elevation |
| <b>At:</b>                         | Hill View, High Post Road, Netton, Salisbury, SP4 6AP                                                                                                                                                                                                                                                    |

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 15th August 2028 (the expiry date of PL/2025/01484).

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 and documents:

Application form 12/02/2025

Location plan/site survey Drg no 224025-01 received 12/02/2025

Proposed site plan Drg no 224025-03 Rev A received 13/02/2026

Proposed elevations Drg no 224025-06 Rev A received 13/02/2026

Proposed floor plans Drg no 224025-05 Rev A received 13/02/2026

Proposed garage plans and elevations Drg no 224025-07 received 12/02/2025

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 documents:

- Preliminary Ecological Appraisal and Bat Survey Report. June 2025. Stark Ecology Ltd;
- Preliminary Ecological Appraisal. January 2025. Stark Ecology Ltd;
- The Statutory Biodiversity Metric. 18 December 2024;
- Condition Sheet: SCRUB Habitat Type. 06 November 2024;
- Condition Sheet: HEDGEROW Habitat Types. 06 November 2024.

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

- 4** The development hereby approved shall be carried out strictly in accordance with the details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) as agreed on 04/11/2025 with the Local Planning Authority through Discharge of condition reference PL/2025/07861.

The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

- 5** All new external lighting provided on site shall be in accordance with the appropriate Environmental Zone standards 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. Any lighting shall be installed to ensure that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

- 6** The dwelling hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

- 7** The detached garage with storage over above hereby approved shall not be used at any time other than for purposes incidental to the residential use of the main dwelling known as Hill View, High Post Road, Netton, it shall not be used as habitable accommodation or let and it shall remain within the same planning unit as the main dwelling.

REASON: To safeguard the character of the area, in the interests of highway safety and in the interests of residential amenity, nutrient neutrality (River Avon SAC) and having regard to the policies relating to the area.

- 8** No part of the development hereby permitted shall be occupied until the access, turning area & parking spaces have been completed in accordance with the details shown on the approved plans. The existing access will thereafter be closed and the highway verge reinstated. The areas shall always be maintained for those purposes 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** Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

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

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C and E or within Part 2 Class A shall take place on the dwellinghouse hereby permitted or within the curtilage.

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

- 12** No construction 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 minimise disturbance to nearby residents during the construction.

- 13** The development hereby approved shall be carried out fully in accordance with the details approved by the Local Planning Authority under the discharge of conditions application reference PL/2026/00481, approved on 03/02/2026, in relation to external wall and roof materials, the loose laid brick and flint sample panel, and the hard and soft landscaping scheme.

The development shall be implemented strictly in accordance with those approved details and shall thereafter be retained and maintained as approved.

REASON: In the interests of visual amenity and the character and appearance of the area and to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 14** 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, 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. 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.

## **Informatives**

- 1** For the avoidance of doubt, the development hereby approved remains subject to the approved Biodiversity Gain Plan pursuant to planning permission PL/2025/01484, as discharged on 07/04/2026 under application reference PL/2025/08069. The minor amendments approved under this Section 73 application do not affect the approved biodiversity baseline, gain calculations or delivery of Biodiversity Net Gain.
- 2** The roof space of Hill View, High Post Road, Netton, Salisbury, SP4 6AP is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.
- 3** The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards 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.
- 4** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 5 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.
- 6 The application involves an extension to the existing/creation of a new 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](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
- 7 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.

***Nic Thomas*** - Director of Planning, Economy and Regeneration

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## 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)