



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/08416
Decision Date: 13/04/2026

Applicant:	MR MARK POPLÉ Dan-Y-Bryn, Upper Garston Lane, Bratton, Westbury, Wiltshire, BA13 4SN
Particulars of Development:	Construction of new 6 bed chalet bungalow to replace an existing barn with an extant consent to convert to a dwelling (approved under PL/2025/04270)
At:	Greenacre Barn, Lower Westbury Road, Bratton, Westbury, BA13 4RH

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:

Proposed Block Plan (31st October 2025)
Proposed Dwelling Elevations and Floor Plan (31st October 2025)
Location and Proposed Block Plan (31st October 2025)
Design, Access and Planning Statement (21st October 2025)
Bat Survey (21st October 2025)

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

- 3** The development hereby approved shall not extend beyond slab level, until details of the number, design and locations of ecological enhancements – including the type and locations of bat and bird nesting opportunities, have been submitted to the local authority for its written approval. Following receipt of the Council's written approval of such matters, the approved details shall be implemented before the occupation of the property.

REASON: To provide mitigation/enhancement for biodiversity.

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

Section 4 of the Bat Survey, Crossman Associates, March 2025, including lighting recommendations and precautionary measures

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

- 5** The former agricultural use of the site and buildings may have given rise to potential sources of land contamination e.g. fuel oil, vehicles, asbestos, pesticides or herbicides. In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed by a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To reduce the risks associated with land contamination and ensure that the development is suitable for habitation.

- 6** The development hereby approved shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, 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

- 7** The development shall not be brought into use until the means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not subject to surface water flooding from the application/proposal.

- 8** No associated works to implement this development 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 define the terms of this permission and to safeguard nearby residential amenities.

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](#)