



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00905
Decision Date: 14/04/2026

Applicant:	R M & B K Rawlings Great Elm Farm, Pink Lane, Charlton, Malmesbury , Wiltshire, United Kingdom , SN16 9DS
Particulars of Development:	Demolition of existing agricultural buildings and construction of replacement building consisting of office, rest room, wash room and vehicle store
At:	Great Elm Farm, Pink Lane, Charlton, Malmesbury, SN16 9DS

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:

Location Plan, Existing Block Plan, Floor Plan and Elevations 4439 - 01D Received 17th February 2026

Proposed Block Plan, Floor Plan and Elevations 4439 - 02E Received 17th February 2026

Planning Statement Received 9th February 2026

Application Form Received 9th February 2026

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

- 3** The development shall be carried out in strict accordance with the following approved documents:

Section 5 and Appendix A of the Protected Species Report (Pure Ecology, Ref. 1379 Great Elm Farm Protected Species Report, dated 04 February 2026);

Proposed Plans and Elevations (Dolman Surveyors, Drawing No. 4439-02, Rev. E, dated 06 February 2026).

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

- 4** The external materials used in the construction of the development hereby permitted shall be in complete accordance with the details submitted within the application, and approved plan ref Proposed Plans and Elevations 4439-02 E, namely:

Walls: reconstituted stone up to eaves height and timber cladding to the gable ends

Roof: composite metal roof sheeting

Windows: aluminium-framed windows finished in anthracite grey

Doors: aluminium doors. Structural Frame: steel-framed portal structure

The development shall be carried out strictly in accordance with these approved details and shall be retained as such for the lifetime of the development.

REASON: To ensure a satisfactory standard of design and appearance in accordance with the character of the rural area and the Wiltshire Core Strategy.

- 5** No external lighting, including fixtures or fittings, shall be installed within the application site until full details of all existing and proposed lighting have first been submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall clearly demonstrate the expected light spill and assess the potential impacts of the proposed lighting on bat habitat when compared with the existing baseline. All lighting shall thereafter be installed, operated and maintained in full accordance with the approved details and shall comply with the relevant Environmental Zone standards set out in the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light (GN01:2021) and Bats and Artificial Lighting at Night (GN08/23), issued jointly by the Bat Conservation Trust and the Institution of Lighting Professionals.

REASON: To ensure that lighting associated with the development does not result in harmful illumination of habitats used by foraging and commuting bats, thereby safeguarding legally protected species and maintaining the ecological functionality of the site and its surroundings in accordance with Core Policy 50 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Informative

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The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and

the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting.

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

Informative

- 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.

Informative

- 8** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (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.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

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](#)