



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/08885
Decision Date: 15th April 2026

Applicant:	Calne Paul Mr Paul Mayo & Mr Julian Miller Common Farm House, Common Farm, Quemerford, Calne, United Kingdom, SN11 8UB
Particulars of Development:	Re-submission of PI/2024/09508 (Proposed erection of two detached dwellings and associated works) to propose design alterations
At:	Land to the east / adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA

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:

- 2338.03.01 Rev F - Location and Site Plan;

- 2338.03.02 Rev G - Proposed Site Plan (with Tree Protection);
- 2338.03.03 Rev D - Proposed Plot 1 Ground Floor;
- 2338.03.04 Rev D - Proposed Plot 1 First Floor Plan;
- 2338.03.05 Rev E - Proposed Plot 1 Sections;
- 2338.03.06 Rev F - Proposed Plot 1 South & West Elevations;
- 2338.03.07 Rev F - Proposed Plot 1 North & East Elevations;
- 2338.03.08 Rev E - Proposed Plot 2 Ground Floor Plan -
- 2338.03.09 Rev E - Proposed Plot 2 First Floor Plan;
- 2338.03.10 Rev G - Proposed Plot 2 Sections;
- 2338.03.12 Rev F - Proposed Plot 2 North & East Elevations.

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

- 3** The development hereby approved shall not commence until the Tree Protection Measures have been installed/laid out in accordance with the details of approved plan no. 2338.03.02 Rev G (Proposed Site Plan with Tree Protection). The Tree Protection measures shall be maintained in place for the duration of the construction phase of the development.

REASON: To ensure existing trees are protected from adverse impacts associated with the construction of the development.

- 4** The development hereby approved shall be completed and maintained in accordance with the details and recommendations of the submitted Landscape and Ecological Management Plan (Author: WH Landscape, Dated: April 2025, Report Ref: 25.1962) and the submitted Ecological Appraisal (Author: Malford Environmental Consulting, Dated: 27th September 2024).

REASON: To ensure adequate protection, mitigation and compensation for the enhancement of biodiversity.

- 5** The dwellings hereby approved shall not be occupied or brought into use until they have been connected into systems for the disposal of foul and surface water that have been installed/laid out in accordance with the details of the submitted Drainage Strategy (Author: Condon Drew Associates, Dated: December 2025, Issue Version 1). The development shall be maintained in accordance with the approved details thereafter.

REASON: To ensure the development is undertaken in an acceptable manner and can be adequately drained.

- 6** The dwellings hereby approved shall not be occupied or brought into use until the secure cycle storage has been provided to each plot in accordance with the approved plans. The development shall be maintained in accordance with the approved details thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided

and to encourage travel by means other than the private car.

- 7** No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

- 8** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Classes A, B and E of Part 1 (Householder) of Schedule 2 to the Order shall be undertaken.

REASON: To protect the residential amenities of the area and in the interests of protecting the visual and residential amenities of the area.

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Informative

1 General Notes

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 landowner's 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.

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.

Protected Species

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.

Biodiversity Net Gain

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

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

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.

In this case, a Biodiversity Gain Plan needs to be submitted and approved prior to the commencement of the development. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer to:

<https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>

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](#)