



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01352
Decision Date: 22/04/2026

Applicant:	Mr Paul Nelson 14 , Parsons Pool, Shaftesbury, Dorset, SP7 8AL
Particulars of Development:	Demolish outbuildings and lean-to, form new vehicular access and erect two storey dwelling
At:	Elmsleigh, Pettridge Lane, Mere, Warminster, BA12 6DG

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 begin 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:

Location Plan Drawing No.5233 S01 Received: 26 Feb 2026

Existing and Proposed Site Sections AA Drawing No. 5233 P06 A Received: 05 March 2026

Existing and Proposed Site Sections BB and Existing Block Plan Drawing No. 5233 P07 Received: 05 March 2026

Proposed Block Plan Drawing No. 5233 P09C Received: 26 Feb 2026

Proposed Floor Plans Drawing No. 5233 P10 Received: 26 Feb 2026

Proposed Elevations - South West and North West Drawing No. 5233 P11 Received: 05 March 2026

Proposed Elevations - South East and North East Drawing No. 5233 P12 Received: 05 March 2026

Design and Access Statement Drawing No. Received: 26 Feb 2026

Ecological Impact Assessment Received: 26 Feb 2026

Existing Ground and First Floor Plan Drawing No. 5233 S02 Received: 05 March 2026

Existing Elevations Drawing No. 5233 S03 Received: 05 March 2026

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

- 3 Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 Before the development hereby permitted is first brought into use, the existing first floor windows on the northeast elevation of the existing house, known as Elmsleigh, shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

- 5 No part of the development hereby permitted shall be occupied until the new access, turning area & parking spaces [3] for the existing dwelling have been completed in accordance with the details shown on the approved plans. In addition, no part of the development hereby permitted shall be occupied until the access, [3] parking spaces, and turning area for the proposed dwelling have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter for the lifetime of the development and maintained free from the storage of materials.

Reason: In the interests of highway safety.

- 6 The development hereby permitted shall not be first 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.

- 7 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.

- 8 No part of the development shall be occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety.

- 9** The gradient of the access way shall not at any point be no steeper than 1m in 12 metres from its junction with the public highway.
- Reason: In the interests of highway safety.
- 10** Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.
- Reason: In the interests of highway safety.
- 11** The development will be carried out in strict accordance with the following document:
- Sections 6-8 of Ecological Impact Assessment, Abbas Ecology, October 2025
- REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.
- 12** Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.
- REASON: To provide mitigation/enhancement for biodiversity.
- 13** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending those Orders with or without modification), no development within Part 1, Classes A-E shall take place on the dwellinghouse hereby permitted or within their 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.
- 14** Any external lighting that is installed across the site shall be designed and implemented to minimise impact for protected species. It shall be designed in a downward facing position at all times and shall meet the criteria for 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. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.
- REASON: To avoid illumination of habitat used by bats and other wildlife.
- 15** No construction work including deliveries shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.
- REASON: In the interests of neighbouring amenities.

Informative

- 16** The applicant is advised of the potential need to submit plans, sections and specifications of any proposed retaining wall for the approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980.

(For information, this relates to retaining walls which are wholly or partly within 4 yards (3.65metres) of a street and which is at any point of a greater height than 4'6"(1.40 metres) above the level of the ground at the boundary of the street nearest that point.)

Informative

- 17** The developer/applicant will be expected to enter into a S278/S38 Agreement with the Highway Authority for the proposed access works and the widening of the footway before commencement of works hereby approved.

Informative

- 18** The house at Elmsleigh 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 mitigation licence will be required before any work is undertaken to implement this planning permission. Future works to the roof space 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.

Informative

- 19** 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](#)